



# HERITAGE ESTATE AGENCY



**129 Westfield Road, Kings Heath, Birmingham, B14 7SY**  
**£325,000**

**A Three Bedroom Mid Terrace Property**





**Westfield Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front and pathway with steps rising to:

**Open Canopy Porch**

Wall mounted light point and main entrance door with obscured window over opening to:

**Entrance Vestibule**

Ceiling light point, part panelled walls, tiled flooring and opening to:

**Entrance Hallway**

Ceiling light point, tiled flooring, built-in under stair storage cupboard and doors to:

**Reception Room One 13'10" max x 9'5" max**

Bay window to front aspect, ceiling light point with ceiling rose, picture rail, built-in cupboards with shelving above, column style radiator and feature recess to chimney breast with wooden mantle.

**Reception Area Two 11'10" x 12'9" max**

French style doors with window over to rear aspect opening to rear garden, ceiling light point with ceiling rose, picture rail, door to stairs rising to first floor accommodation, wood effect flooring, column style radiator and opening with step up to:

**Kitchen 15'7" x 7'8"**

Windows to side and rear aspects, ceiling spot lights, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, space for range style cooker with extractor hood over, integrated dish washer, washer

dryer, space for American style fridge freezer and concealed boiler.

**First Floor Accommodation**

Door from reception area two leads to stairs rising to first floor accommodation leading onto:

**Landing**

Two ceiling light points, loft access with pull down ladder, column style radiator and doors to:

**Bedroom One 11'1" x 12'11" into wardrobes**

Window to front aspect, ceiling light point, part panelled walls, column style radiator and two built-in double wardrobes.

**Bedroom Two 11'11" max x 9'9" max**

Window to rear aspect, ceiling light point, radiator and built-in storage cupboard.

**Bedroom Three 8'3" x 7'9" excl recess**

Window to rear aspect, ceiling light point, loft access and column style radiator.

**Bathroom 7'5" x 4'9"**

Obscured window to side aspect, ceiling light point, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: P shaped bath with mixer tap and mixer shower over, shower screen, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

**Outside****Rear Garden**

Accessed via reception area two and benefits from paved seating area, steps rising to lawn area, planted bed to side, gravel pathway leading to hardstanding for shed and gated rear access.





### Agent Notes:

1. We are advised by the Vendors that there is a shared access way to the rear of the garden leading from Highbury Road.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that Westfield Road has a railway line nearby.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

### REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

### FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

### SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained

verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

### TENURE

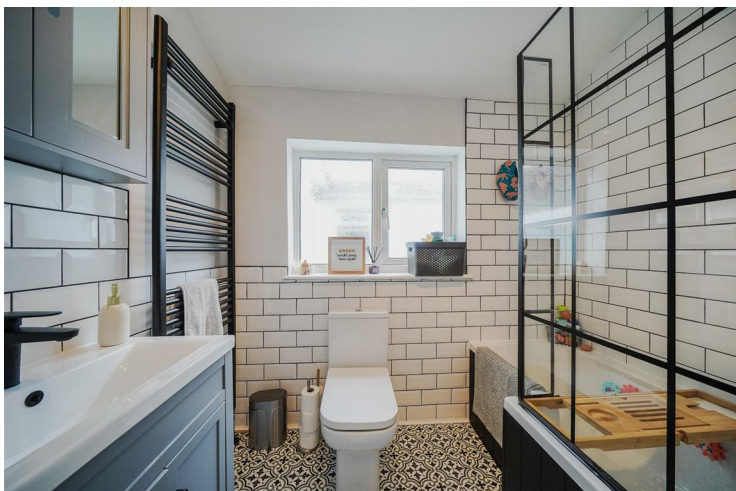
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

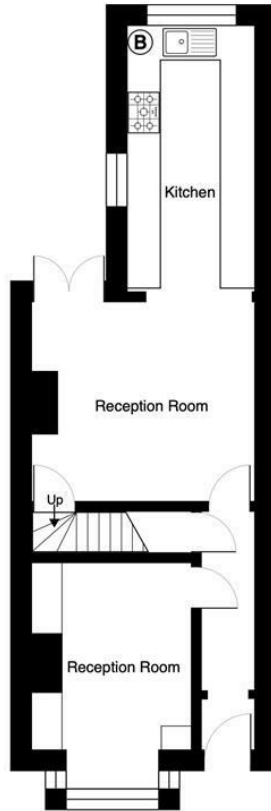
### COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





**Ground Floor**  
Area: approx 46.6 m<sup>2</sup> ... 501 ft<sup>2</sup>



**First Floor**  
Area: approx 44.7 m<sup>2</sup> ... 481 ft<sup>2</sup>



**129 Westfield Road, Kings Heath, Birmingham.**

**Total Area: approx 91.3 m<sup>2</sup> ... 982 ft<sup>2</sup>**

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

