



HERITAGE ESTATE AGENCY



23 Westridge Road, Billesley, Birmingham, B13 0DU

£360,000

A Three Bedroom Semi-Detached Property



**Westridge Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, driveway leading to gated side access, garage and step up to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Obscured window to front aspect, ceiling light point, wood flooring, stairs rising to first floor accommodation, radiator and doors to:

Reception Room One 13'2" into bay x 10'5" max

Bay window to front aspect, ceiling light point, picture rail, radiator and feature fire place with tiled hearth.

Reception Room Two 11'3" x 13'7" max

French style doors with windows to sides to rear aspect opening to rear garden, coved ceiling, ceiling light point, built-in cupboard, fitted shelving, radiator, feature fire place with tiled surrounds and hearth.

Kitchen 9'8" max x 10'2" max

Window to rear aspect, obscured window to side aspect, ceiling light point, slate tiled 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, integrated eye level oven and five ring gas hob with extractor hood over, integrated microwave, space for fridge/freezer, radiator and door to:

Rear Lobby

Door to side aspect opening to rear garden, tiled flooring and doors to:

Utility Area

Ceiling light point, tiled flooring and plumbing for washing machine with space for tumble dryer over.

Ground Floor W.C.

Obscured window to side aspect, ceiling light point, tiled flooring, wall mounted wash hand basin and low level flush w.c.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Dormer window to front aspect, ceiling light point, loft access and doors to:

Bedroom One 11'1" max x 13'7" max

Window to rear aspect, ceiling light point, picture rail, wooden flooring, radiator and decorative feature fire surround.

Bedroom Two 13'8" max x 10'6" max

Bay window to front aspect, ceiling light point, picture rail, wooden flooring, radiator and decorative feature fire surround.

Bedroom Three 8'4" max x 10'5" max

Window to rear aspect, ceiling light point, wood flooring and radiator.

Bathroom 10'10" max x 6'10" max

Two obscured windows to side aspect, ceiling spot lights, built-in cupboard, part tiled walls, wood effect tiled flooring, column style radiator with towel rail and a bathroom suite comprising: roll top bath with telephone style mixer tap and shower attachment over, shower area with chrome mixer shower over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside**Rear Garden**

Accessed via a gated side access, reception room two or the rear lobby and benefits from pathway leading to pedestrian





door to garage, paved seating area with planted beds and steps rising to lawn area, shaped planted beds, ornamental pond, pathway with beds to side leading to greenhouse, covered seating area with light points, paved area with space for barbeque and double doors to:

Summer House 9'1" x 12'9"

Windows to front aspect, two stained glass windows to side aspect, further windows to side aspect, wood flooring, electric points, wall mounted electric heater and log burner set on hearth.

Garage 14'9" x 7'1"

Double doors to front aspect, pedestrian door to side access, electric points, wall mounted boiler, gas and electric meters

Agent Note:

We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

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.

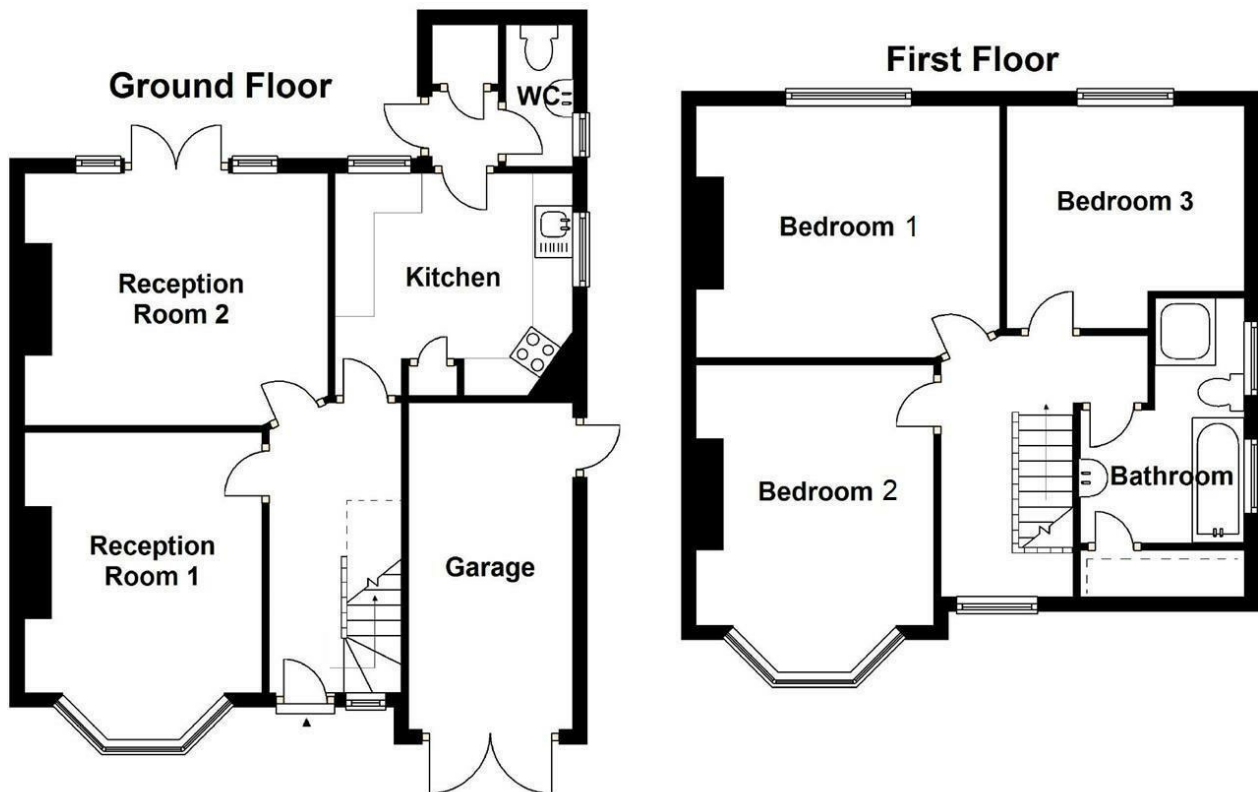
COUNCIL TAX BAND

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





23 Westridge Road, Kings Heath, B13 0DY



Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

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E-mail:- info@heritage-estates.co.uk

Website:- 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.

