



Westby, Blackfirs Lane, Birmingham

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Property Description

A traditional style extended, four bedroom semi-detached property in a cul-de-sac location. Accommodation comprises, entrance porch, entrance hallway, extended lounge, dining room, kitchen, utility, and guest WC. First floor accommodation has four bedrooms and family bathroom with separate shower cubicle. Property further benefits from double glazing, gas central heating, off road parking, garage, and rear garden. A family home with loads of potential.

Approach

Driveway providing off road parking and double glazed door into:

Entrance Porch

Window to front elevation and door into entrance hallway.

Entrance Hallway

Two double glazed windows to side elevation, stairs to first floor accommodation, central heating radiator and all doors off.

Dining Room

10' 10" x 14' 11" into bay (3.30m x 4.55m into bay)
Double glazed bay window to front elevation and central heating radiator.

Extended Lounge

25' 6" x 11' 2" max (7.77m x 3.40m max)
Double glazed sliding patio doors to rear elevation, feature fire with surround and space for inset gas fire, two central heating radiators.

Kitchen

5' 11" max x 19' 9" max (1.80m max x 6.02m max)
Double glazed window to rear elevation, a range of wall and base units with granite work surface over incorporating a sink with drainer unit, space and connections for electric cooker, built in hob with extractor, under counter lighting, space and plumbing for dishwasher, fully tiled walls, tiled flooring, breakfast bar, central heating radiator and door into:



Utility Room

7' 2" x 10' 4" max (2.18m x 3.15m max)
Double glazed window and door to rear elevation, space and plumbing for washing machine, space for appliances, open plan into garage.

Guest W.C

W.C, wash hand basin and fully tiled walls.

Landing

Loft access and all doors off.

Bedroom One

9' x 11' 5" to wardrobe (2.74m x 3.48m to wardrobe)
Double glazed window to rear elevation, wood effect laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Two

14' 11" x 7' 10" to wardrobe (4.55m x 2.39m to wardrobe)
Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)
Double glazed window to front elevation and central heating radiator.

Bedroom Four

9' 3" max x 7' 7" (2.82m max x 2.31m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, separate shower cubicle, W.C, bidet, wash hand basin, central heating radiator, panelled bath, airing cupboard and fully tiled walls.

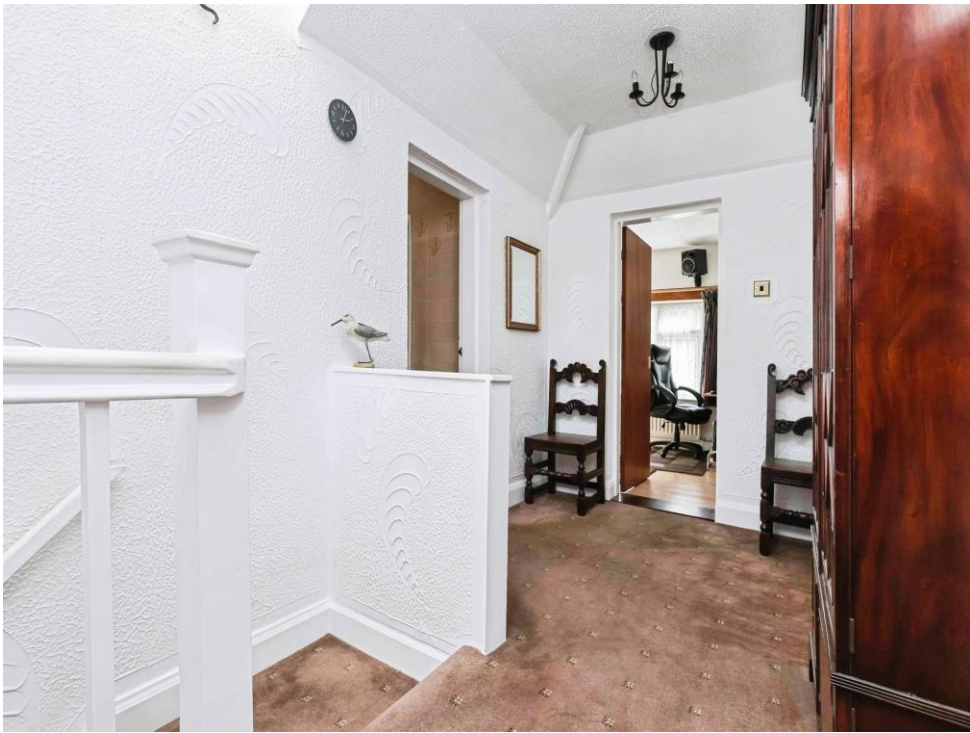
Garage

16' 7" x 7' 4" (5.05m x 2.24m)
Double opening doors to front elevation.

Rear Garden

Flower boarders boasting a variety of plants and shrubs.









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EPC Rating: D Council Tax
 Band: G

Tenure: Freehold

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