



Westfield Road, Kings Heath, BIRMINGHAM

burchell
edwards



Property Description

Nestled in the vibrant heart of King's Heath, this exceptional four-bedroom mid-terrace home offers an ideal blend of modern living and traditional charm. Known for its lively atmosphere, King's Heath boasts an array of independent shops, bustling high street, & a diverse community. Residents can enjoy the area's creative flair and unique character.

The property features an impressive 44ft kitchen diner/living room, finished to a high standard. This space is perfect for both entertaining & everyday family life, equipped with an integrated charging point and socket, a speaker system built into the kickboard, & a sky lantern that floods the room with natural light. Bi-fold doors open out to a beautifully landscaped garden, creating a seamless indoor-outdoor living experience. In addition to the expansive kitchen diner, the home offers a separate through lounge, providing a cozy and private space for relaxation. A convenient downstairs WC and an upstairs family bathroom cater to the needs of a busy household. The four spacious bedrooms ensure ample accommodation for family & guests.

King's Heath and nearby Moseley are renowned for their green spaces, including Cannon Hill Park, Moseley Bog-celebrated for its inspiration to J.R.R. Tolkien-and Kings Heath Park, offering residents plenty of opportunities for outdoor recreation & relaxation. This property not only delivers a high standard of living but also places you in a community brimming with charm, creativity.

Entrance Porch

Double glazed door to front elevation.

Entrance Hallway

Porcelain tiled flooring and two central heating radiators.

W.C

WC. wash hand basin, central heating boiler and tiling to splash prone areas.

Utility Cupboard

Lounge

28' 3" x 11' 4" (8.61m x 3.45m)
Double glazed box bay window to front elevation, double glazed doors to rear elevation, gas fire with marble surround, two central heating radiators and USB sockets.

Kitchen/ Diner

44' 3" x 10' 2" (13.49m x 3.10m)

Dining Area

Double glazed box bay window to side elevation, media wall with gas fire and central heating radiator.

Kitchen Area

Double glazed bi fold doors to rear elevation, double glazed sky lantern, a range of wall and base units with work surface over incorporating a sink with drainer unit, in built speaker system, pop up socket, wireless charging, breakfast bar with hanging lights, integrated fridge freezer, oven, microwave, warming drawer and extractor.

Landing

Double glazed window to rear elevation, storage and central heating radiator.

Bedroom One

17' x 13' 5" (5.18m x 4.09m)

Two double glazed windows to rear elevation, central heating radiator, fitted wardrobes and gas fire with marble surround.

Bedroom Two

12' 2" x 11' 8" (3.71m x 3.56m)

Double glazed window to rear elevation and fitted wardrobes.

Bedroom Three

17' x 13' 7" restricted head room (5.18m x 4.14m restricted head room)

Double glazed window to front elevation and central heating radiator.

Bedroom Four

9' 5" x 12' 5" (2.87m x 3.78m)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bathroom

Double glazed window to side elevation, wash hand basin, W.C, bath with shower over, walk in shower with sliding door, heated towel rail, extractor, tiling to walls and floor.

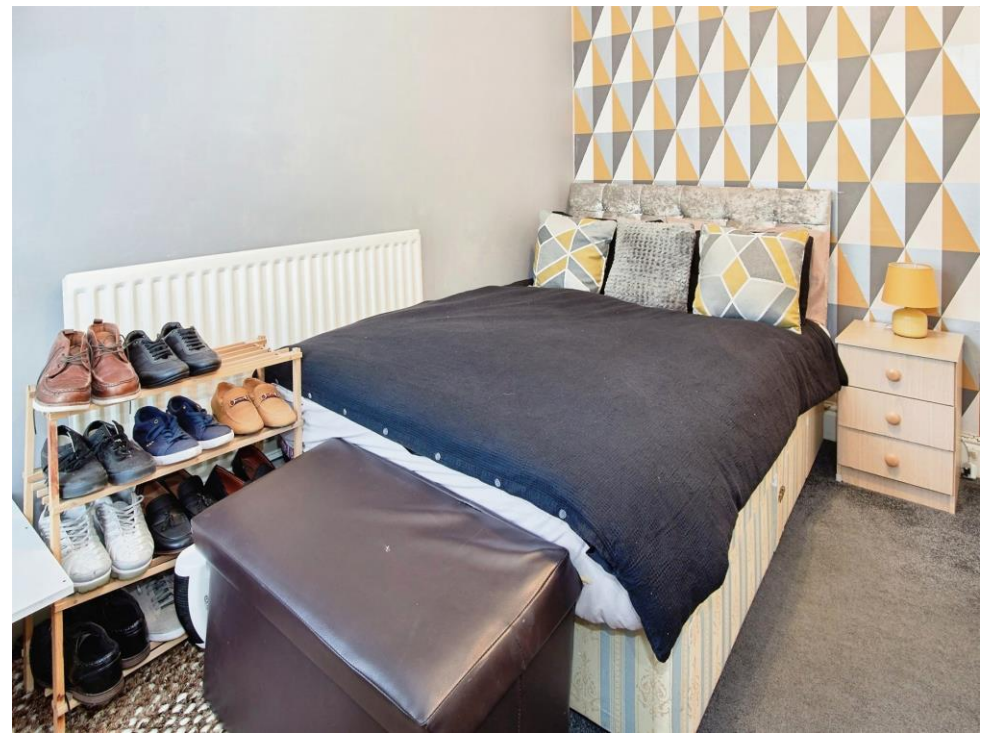
Storage Cupboard

12' 2" x 6' 4" (3.71m x 1.93m)

Rear Garden

Porcelain tiled patio leading to laid lawn, astro turf, fencing to boundaries, outside light, outside tap, power point, side access to frontage and wooden built pergola.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI207805



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI207805 - 0003