



Westfield Road, Kings Heath, Birmingham







## Property Description

Amazing opportunity to own a three-bedroom terraced property in the heart of Kings Heath with local amenities and excellent transport links close by.

Comprising of entrance porch, hallway that leads to two reception rooms and then the kitchen which leads into the dining room downstairs, while upstairs in the property you will find three generously sized bedrooms and a family bathroom for all to enjoy.

There is scope to further extend at the rear and also potential to create a loft room.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they

will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

## Entrance Hallway

Central heating radiator.

## Dining Room

12' 5" max x 9' 9" max ( 3.78m max x 2.97m max )  
Double glazed window to rear elevation and central heating radiator.

## Reception Room

17' 4" max x 6' 8" max ( 5.28m max x 2.03m max )  
Double glazed French doors to rear elevation, double glazed window to side elevation and central heating radiator.

## Kitchen

13' 1" plus recess x 7' 7" max ( 3.99m plus recess x 2.31m max )  
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, extractor, central heating radiator and central heating boiler.

## Landing

Double glazed window to side elevation and loft access via hatch.

## Bedroom One

12' 4" max x 12' 10" into recess ( 3.76m max x 3.91m into recess )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

12' 2" max x 9' 8" into recess ( 3.71m max x 2.95m into recess )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

10' 9" max x 7' 8" max ( 3.28m max x 2.34m max )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin and bath with shower over.

## Ground Floor Shower Room

Double glazed window to side elevation, W.C, wash hand basin, corner shower cubicle and extractor.

## Rear Garden

Concrete storage shed, slabbed patio area, elevated at rear of garden and fencing to boundaries.













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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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