



Westfield Road, Acocks Green, Birmingham

**burchell
edwards**

Westfield Road, Acocks Green, Birmingham, B27 7TN

for sale
£450,000



Property Description

Step into a world where classic charm meets modern luxury! This stunning 4-bedroom period property has been meticulously renovated to the highest standards, seamlessly blending original features with contemporary design.

Boasting two elegant reception rooms, perfect for entertaining or relaxing with family, this home offers both space and style. The modern kitchen is a chef's dream, while the bedrooms provide a tranquil retreat.

Outside, you'll find a large, beautifully landscaped back garden, ideal for summer gatherings and outdoor enjoyment. With a private driveway providing ample parking, this property truly has it all. Don't miss the opportunity to own a piece of history, reimagined for modern living!

Approach

Driveway providing off road parking.

Entrance Hallway

Double glazed door to side elevation, central heating radiator and original floor tiles.

Lounge

16' 2" x 13' 9" (4.93m x 4.19m)
Double glazed bay window to front elevation and gas fire.

Dining Room

12' 8" x 12' 1" (3.86m x 3.68m)
Double glazed patio door to rear elevation, electric fire and central heating radiator.

Kitchen

20' 9" x 9' 1" (6.32m x 2.77m)
Double glazed window and door to side elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer and spotlights to ceiling.

Utility Room

7' 3" x 4' 7" (2.21m x 1.40m)
Double glazed door to side elevation, plumbing, boiler and central heating radiator.

Bathroom

Double glazed window to rear elevation, WC, wash hand basin, WC, shower, extractor fan and heated towel warmer.

Landing

Central heating radiator and doors off to:

Bedroom One

18' 3" x 15' 7" (5.56m x 4.75m)

Two double glazed windows to front elevation, cast iron fireplace, spotlights and two central heating radiator.

Bedroom Two

12' 9" x 12' 3" (3.89m x 3.73m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, bath, shower, WC, wash hand basin with vanity storage, spotlights, tiling and heated towel warmer.

Loft Space

27' 3" x 18' 3" (8.31m x 5.56m)

Double glazed window to front and side elevations, storage and two central heating radiators.

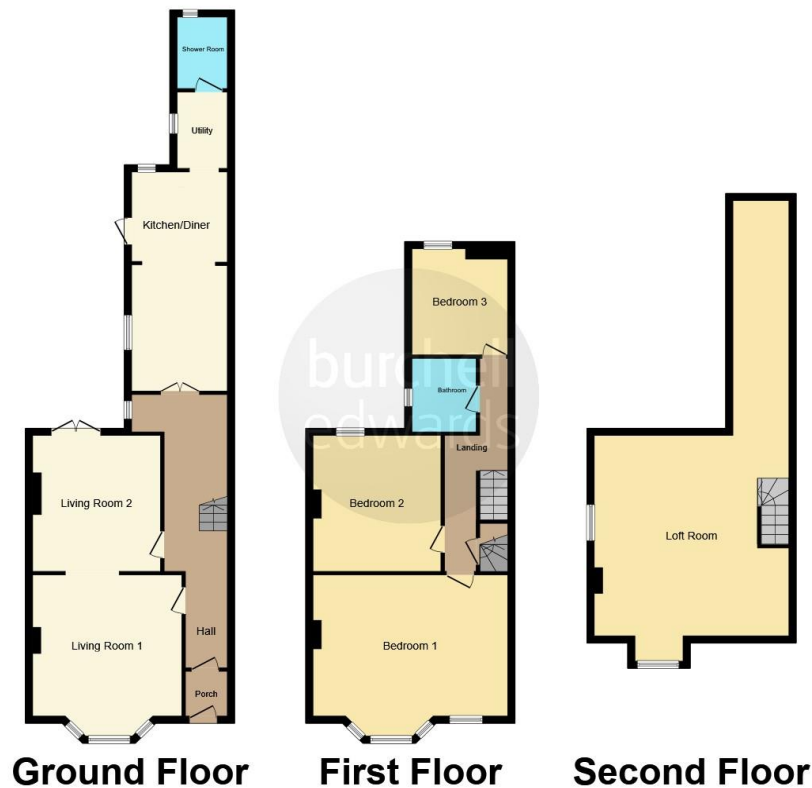
Garden

Patio, lawn and gated side access.









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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