



Westfield Road, Edgbaston, Birmingham, B15 3JF

- Executive Five Bedroom Detached Residence
- Fantastic Scope for Further Redevelopment or Extension Subject to Relevant Planning Permissions
- Double Garage and Driveway for Multiple Vehicles
- No Upward Chain
- Situated in one of the Most Prestigious Addresses in Birmingham
- Surrounded by Well Maintained Gardens
- Excellent Access to Birmingham City Centre
- EPC Rating - E

Offers In The Region Of £1,700,000

Westfield Road, Edgbaston, Birmingham, B15 3JF



A well presented and substantial detached residence situated within this high sought after area. This wonderful period property provides just shy of 3400 square feet of interior space, all within a large plot which offers fantastic scope for further extension and redevelopment, subject to permissions. Being Sold with No Upward Chain.

This fantastic family home is set over two floors and set back well away from the road, providing ample off-street parking for multiple vehicles, leading to the double garage. The property features beautifully maintained front gardens, with mature borders and a selection of trees. As you enter the property through the hardwood entrance door you are welcomed into a bright and airy space featuring a fireplace, access to cloakroom and a fantastic bar area.

Across the ground floor are five generously sized reception rooms, three of which are currently furnished, including a large lounge with feature marble fireplace, two further reception rooms, a sun-room overlooking and providing access out to the rear gardens. The study is the central reception room in the property.

The breakfast kitchen includes a patio door leading to the outside courtyard, providing a space for breakfast table and chairs. The kitchen comprises wall and base units, a matching up-stand, with integrated oven and grill, 5-ring gas hob and extractor fan. A storage cupboard used as a pantry. There is an additional utility room that includes an additional sink and drainer, work surfaces and another built-in pantry, it also includes kitchen appliances including washing machine, tumble dryer, large fridge freezer.



Westfield Road, Edgbaston, Birmingham, B15 3JF

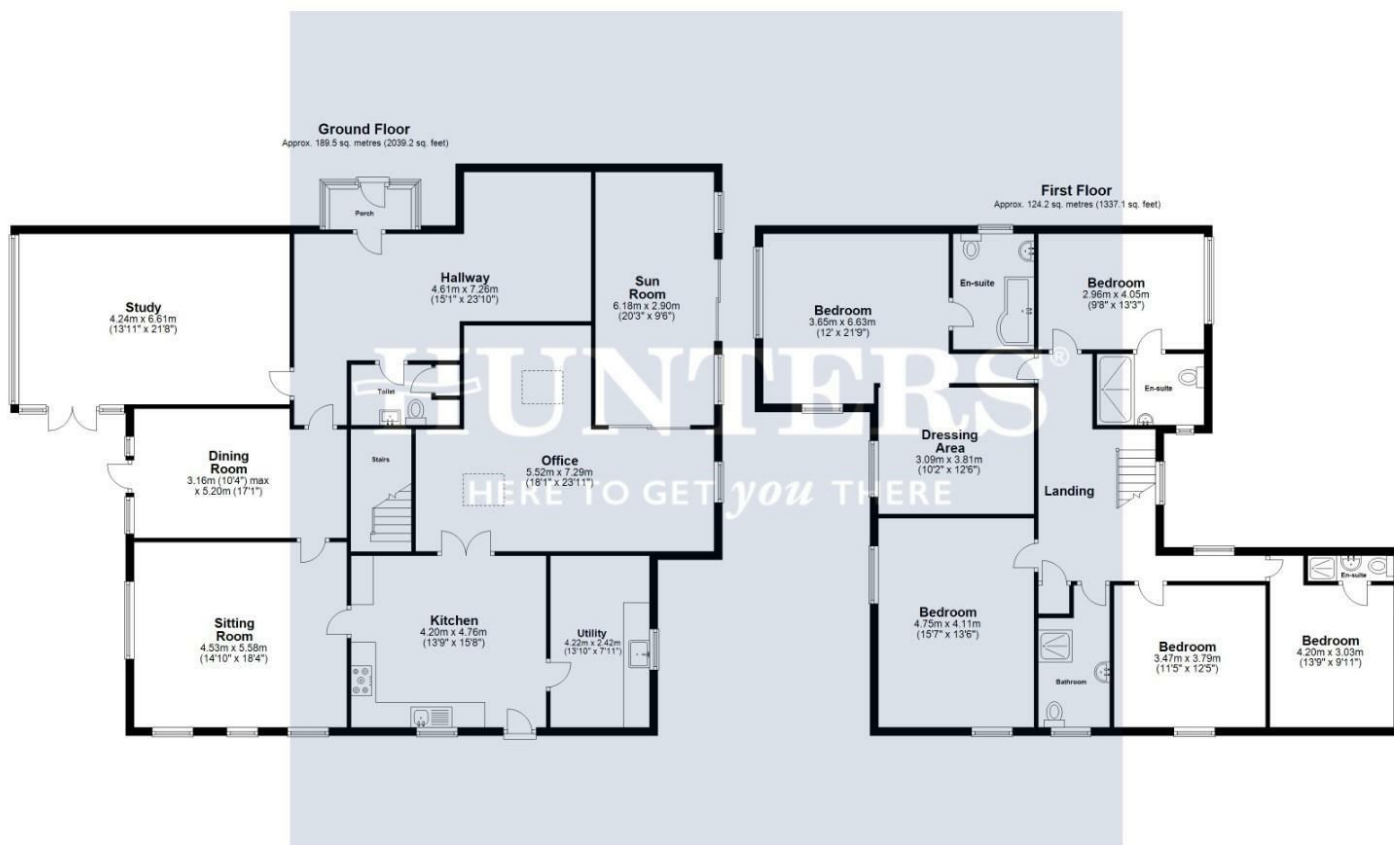


Upstairs to the first floor, a spacious gallery landing provides access to five generously sized double bedrooms, one is the master bedroom suite with fitted wardrobes and an additional separate dressing area along with a fully tiled en-suite bathroom, comprising low level WC, vanity sink unit, jacuzzi bath with a separate shower. Two

of the other five bedrooms both also include fully tiled en-suite shower rooms and a further partly tiled bathroom completes the upstairs accommodation which comprises WC, vanity sink unit and walk in shower cubicle. The rear garden is tiered and begins with a large patio area and steps leading down to a large lawn

area at the bottom. Throughout this outside space is a wide variation of mature trees, bushes and various plants. The double garages provide two electric up and over doors with access out to the rear garden, power and light source.

The property is situated on one of the most desirable roads, boasting large executive homes and close to the city plots across this immediate area and is also conveniently positioned close to Birmingham City Centre, Queen Elizabeth Complex and Birmingham Un



Total area: approx. 313.7 sq. metres (3376.3 sq. feet)
77 Westfield Road, Edgbaston

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com <https://www.hunters.com>