



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 and QE Medical Complex
- EPC Rating - E

Offers In The Region Of £1,700,000



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A well presented and substantial detached residence situated within this highly prestigious address in Edgbaston. This wonderful period property provides just shy of 3400 square feet of internal accommodation but is positioned within a large plot which offers fantastic scope for further extension and redevelopment subject to the relevant planning permissions. Being Sold with No Upward Chain.



This fantastic family home is set over two floors and set back well away from the main road with a large driveway providing ample off-street parking for multiple vehicles, leading to the double garages and property entrance, with beautifully maintained front gardens, with mature borders and a selection of plants and shrubbery.

As you enter the property through the hardwood entrance door you are welcomed into a spacious lobby entrance with feature fireplace, access to cloakroom and a fantastic bar area.

Across the ground floor are five generously sized reception rooms, three of which occupy the front of the property including a large lounge with feature marble fireplace, two further reception rooms include a study off the kitchen and a sun-room overlooking and providing access out to the rear gardens. The staircase to the first floor is accessible via the central reception room in the property.



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



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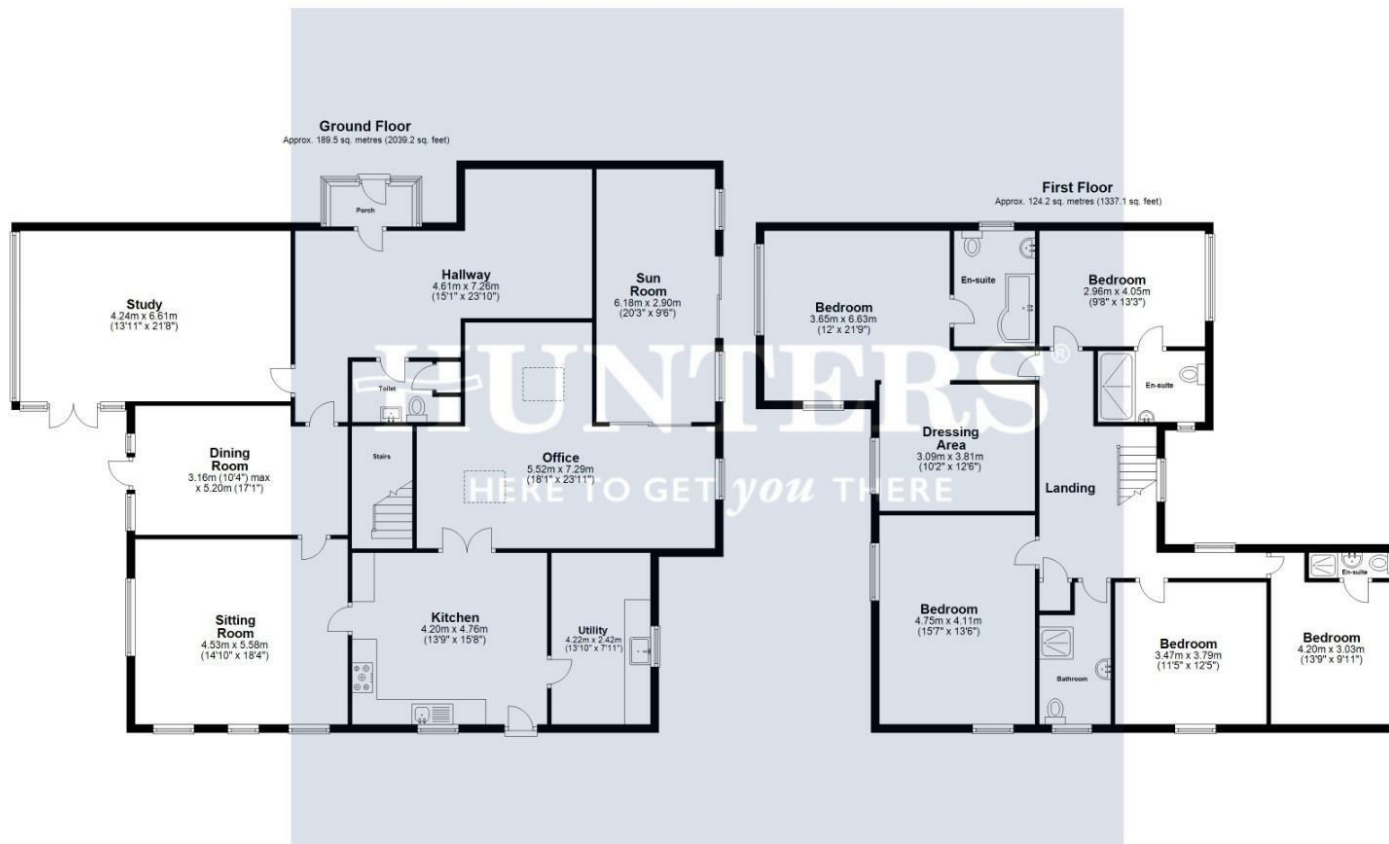
Upstairs to the first floor, a spacious gallery landing provides access to five generously sized double bedrooms, one is the master bedroom suite with fitted wardrobes and an additional separate dressing area along with a fully tiled en-suite bathroom, comprising low level WC, vanity sink unit, jacuzzi 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 Edgbaston's most desirable roads, boasting a wide array of large executive homes and considerably sized plots across this immediate area. The property is also conveniently positioned for access to Birmingham City Centre, Queen Elizabeth Medical Complex and Birmingham University, with easy

access points and convenient transport links all within close proximity. Additionally there are local shopping amenities available at the nearby Chad Square with a larger choice of high street retailers, popular eateries and cafes available in the nearby Harborne Village.



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

Viewings

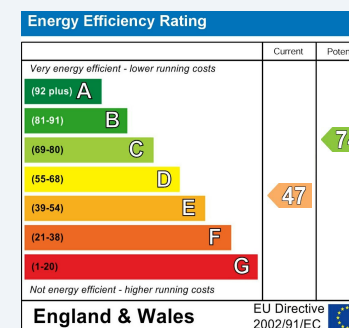
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.