

# HUNTERS®

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## Westfield Road

Edgbaston, B15 3JF

£3,250 Per Calendar Month

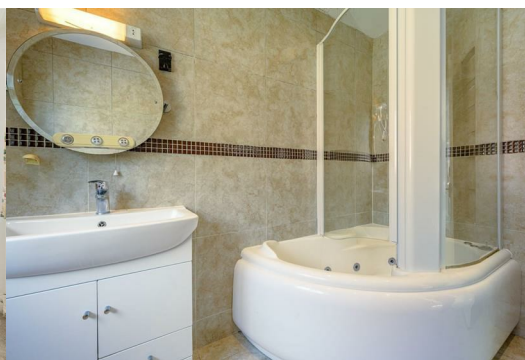


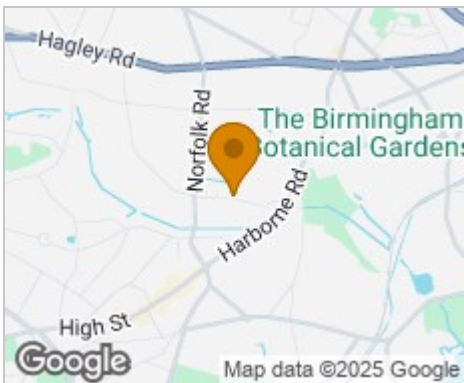
An executive five bedroom detached family residence set on a prime residential road within Edgbaston. Set within good size gardens and courtyard the property has retained plenty of character dating back to its era with modernised kitchen and bathroom suites providing the perfect combination. Available October 2025. EPC Rating - E

The property briefly comprises entrance vestibule and reception room, lounge, dining room, sun room/conservatory, and two more additional reception rooms, a kitchen and separate utility room complete the downstairs internal accommodation.

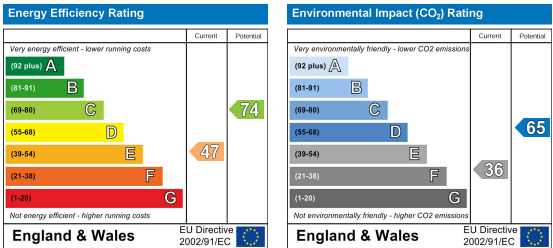
Upstairs includes five double bedrooms, including one master with dressing room and en-suite, two more additional en-suites off the bedrooms and a family bathroom.

Outside provides a large driveway with double garage, front and rear gardens and a courtyard at the side.





# Energy Efficiency Graph



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.

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