



Westfield Road Edgbaston, B15



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Property Description

Occupying a generous plot within the prestigious Calthorpe Estate, this convenient three-bedroom detached bungalow extends to over 1,300 sq ft, offering spacious and thoughtfully arranged accommodation together with wonderfully landscaped gardens that create a peaceful retreat in one of Edgbaston's most desirable residential settings. The property is approached via an impressive frontage, where a substantial driveway is complemented by an attractive lawn and elegant water feature, immediately setting the tone for the home beyond. Further practicality is provided by additional side driveway leading to a garage.

An enclosed porch welcomes you into the property, where the well-balanced accommodation has been designed to offer both comfort and versatility. The generous living room provides an inviting space to relax, enjoying an abundance of natural light and pleasant views across the beautifully maintained gardens.

The kitchen is fitted with a comprehensive range of wall and base units, offering ample storage and preparation space, while opening into a spacious dining and breakfast area, creating an ideal environment for both everyday living and entertaining. A separate utility room provides further practicality, complemented by a conveniently positioned guest WC. The accommodation continues with three well-appointed bedrooms. The principal bedroom benefits from the privacy of its own ensuite shower room, while a second bedroom enjoys access to a "Jack and Jill" style ensuite, creating flexible accommodation for family members or visiting guests.

Externally, the rear garden has been thoughtfully landscaped to provide a tranquil and private outdoor sanctuary. Mature planting, carefully maintained borders and an attractive water feature combine to create a wonderfully calming atmosphere, offering the perfect setting for relaxing, entertaining or simply enjoying the peaceful surroundings throughout the seasons.

Beautifully maintained throughout and occupying a prime position within the Calthorpe Estate, this exceptional bungalow presents a rare opportunity to acquire spacious single-storey accommodation in one of Birmingham's most sought-after residential locations making it particurlalry convenient for those downsizing within the area.

Area

Westfield Road occupies one of Edgbaston's most prestigious residential addresses, set within the renowned Calthorpe Estate, a distinguished conservation area celebrated for its mature tree-lined avenues, architectural quality and peaceful surroundings. Despite its tranquil setting, the property enjoys exceptional convenience, with Edgbaston Village, Harborne High Street and Chad Square all within easy reach, offering an excellent selection of independent cafés, restaurants, boutique shopping and everyday amenities, including Waitrose and Marks & Spencer Foodhall. The Queen Elizabeth Hospital, the University of Birmingham and the wider Medical Quarter are all conveniently accessible, while Birmingham city centre is well connected via excellent road and public transport links. Families benefit from an outstanding choice of highly regarded schools, with leisure facilities including Edgbaston Priory Club, Edgbaston Golf Club, the Birmingham Botanical Gardens and Edgbaston Cricket Ground all close by.

Approach

The property is approached via a large brick paved driveway leading to the front door, laid to lawn with a stone built water fountain feature, mature greenery and trees surround and additional access to the garage via Antringham Gardens.

Porch

PVC and double glazed built, carpeted, ceiling light point and door to:

Hallway

Carpeted, ceiling coving, ceiling spotlights, wall light points, power points, built in storage cupboard and further doors to:

Living Room

Carpeted, two radiators, ceiling light point with ceiling rose, ceiling coving, power points, TV point, double glazed sliding door leading into rear garden.

WC

Carpeted, double glazed obscure window to side elevation, ceiling light point, radiator, low-level WC and wash hand basin.

Kitchen

Double glazed window to front and side elevation, four ring gas hob, wall and base mounted units with integrated 'Siemens' oven and microwave, integrated fridge and freezer, power points, TV point, ceiling coving, ceiling spotlights, built in sink with drainage area, radiator and sliding door to:

Breakfast/Dining Room

Carpeted, radiator, ceiling light point, ceiling coving, power points, double glazed window to side elevation and doors leading to:

Utility

Tiled flooring, wall and base mounted units, radiator, ceiling light point, double glazed window to rear elevation, stainless steel sink with drainage area, space and plumbing for appliances, double glazed obscure door leading into rear garden.

Bedroom One

Carpeted, double glazed window to rear elevation, ceiling light point, ceiling coving, power points, TV point, radiator, fitted wardrobes and door to:

Ensuite

Wet room style; wall mounted shower with hose, wash hand basin, low-level WC, tiling to walls, ceiling light point, radiator and double glazed obscure window to side elevation.

Bedroom Two

Double glazed window to front elevation, ceiling light point, ceiling coving, radiator, power points, fitted wardrobes, carpeted and door to:

'Jack and Jill' Shower Room

Walk-in shower cubicle, low-level WC, wash hand basin, radiator, ceiling light point, wall light point and double glazed obscure window to side elevation.

Bedroom Three

Double glazed window to front elevation, fitted cabinetry and storage, ceiling coving, ceiling light point, power points, radiator and carpeted.

Garden

Paved patio area, laid to lawn, fence to borders, outdoor wall mounted water tap, mature greenery surround, brick built water feature and steps leading to garage en bloc.

Garage

Electric up and over door, ceiling light point and power points.

Lean to

PVC and double glazed built, wall mounted water tap, power points and door into:

Further Details

Tenure: Freehold, Council Tax Band: G, EPC: C, Annual Calthorpe Estate Charge: £614.72

Utility supply, rights and restrictions: Broadband: FTTP, Electricity supply: Mains supply, Sewerage:

Mains supply, Water supply: Mains supply

Other information: Construction materials: Brick, Roof material: Tile Calthorpe Estate Charge: TBC

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

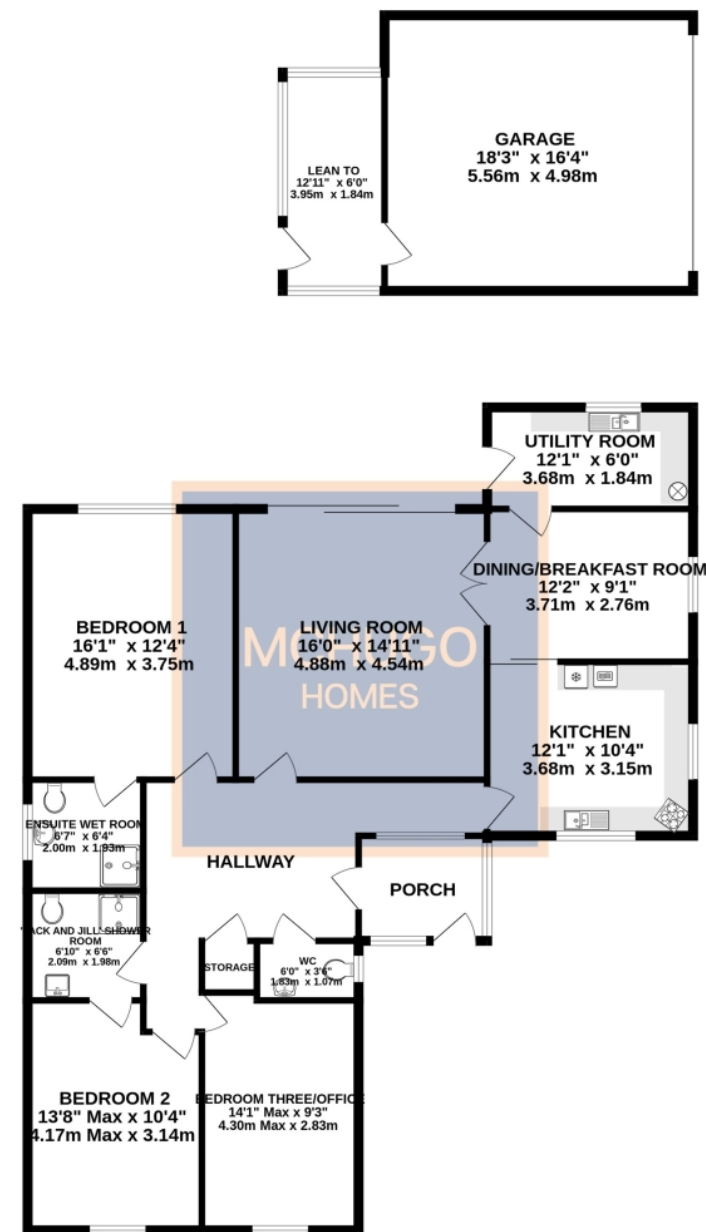
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.







GROUND FLOOR
1718 sq.ft. (159.6 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Detached bungalow
- No upward chain
- Over 1,300 sq ft
- Three bedrooms
- Spacious living room
- Separate utility room
- Guest WC
- Garage
- Extensive driveway
- Prestigious Calthorpe Estate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01215170251 | movinghome@mchugohomes.co.uk | www.mchugohomes.co.uk/

7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

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