

For Sale

£200,000 Freehold



Westbury Road Birmingham B17 8HY

Prime Properties in Edgbaston! Discover this two-bedroom end-terrace home on Westbury Road, proudly presented by Connells Bearwood. Perfect for first time buyers, families, commuters, or investors. * Contact Us Today 0121 420 3611 to arrange a viewing!

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Property Details

Ground Floor

Living/Dining Room

Benefiting from a large front-facing bay window within the dining area and a rear-facing window within the living area, the room enjoys an abundance of natural light throughout. Presented in neutral tones and complemented by attractive wood-effect flooring, the space also features two ceiling light points and a feature fireplace with decorative surround, creating an attractive focal point. The living area is accessed via a step down from the dining room, providing a subtle separation between the two spaces.

Kitchen

A well-appointed galley-style kitchen fitted with a range of matching wall and base units, complemented by contrasting work surfaces and tiled wall coverings. Incorporating space for a freestanding cooker with extractor hood over and space and plumbing for a washing machine, the kitchen offers ample storage and preparation space. Benefiting from a side window and glazed door allowing plenty of natural light, the room is further enhanced by durable tiled flooring and provides convenient access to the rear garden.

Garden

The property benefits from a generously sized and fully enclosed rear garden, featuring a paved patio area adjoining the property with steps leading down to a lawned section. The garden is bordered by fencing and mature planting, creating a private and versatile outdoor space.

First Floor

Bedroom One

A spacious front-facing double bedroom with fitted carpet, neutral décor, radiator and ample space for bedroom furnishings.

Bedroom Two

Versatile second bedroom with fitted carpet, neutral décor, radiator and a rear-facing window providing natural light.

Bathroom

A spacious family bathroom fitted with a modern white suite comprising a panelled bath with shower and glazed screen, pedestal wash hand basin and low-level WC. Finished with extensive wall and floor tiling, the room benefits from a frosted rear-facing window providing natural light and ventilation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 74.9 m² (806 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Property Ref: BEA313150 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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