



73 WESTFIELD ROAD
EDGBASTON, BIRMINGHAM B15 3JF

Robert Powell
RESIDENTIAL SALES & LETTINGS



73 WESTFIELD ROAD £1,295,000

EDGBASTON

A substantial Victorian semi-detached house in one of Edgbaston's most favoured roads. Approx. 5,197 sq ft over three floors (plus cellars) including 3 reception rooms and 9 bedrooms.

Situation

Westfield Road is widely regarded as one of Edgbaston's most desirable roads and boasts some of the area's most impressive properties. Westfield Road is conveniently located for access to Birmingham City Centre which lies less than three miles away. Local shopping is available at nearby Chad Square with a broader choice available in neighbouring Harborne Village, which also offers an array of coffee shops, bars, and restaurants. The White Swan public house and restaurant is just three hundred metres away.

Description

73 Westfield Road is a handsome Victorian semi-detached house with considerable charm and character. The property is in need of some general modernisation but presents an ideal opportunity for someone to create an enviable family home in this most sought-after of locations. Measuring around 5,197 sq ft (483 sq m) in total this magnificent property is perfect for larger families, or even for smaller families to spread out and enjoy the luxury of abundant space.

The property is entered via solid wood timber double front doors into an enclosed porch leading into the large reception hall. There are three main reception rooms: a spacious living room with glazed doors opening to the rear garden, a second living room to the front and a lovely large dining room also to the front. There is also a breakfast room which leads through into a fitted kitchen, off which is a utility room. There is a cloakroom WC which leads into a fully fitted wet-room off.

On the first floor are four spacious double bedrooms (one with en suite), and a house bathroom. The second floor has three more double bedrooms and two single rooms which were formerly a larger room that has been subdivided. These rooms are served by a second house bathroom and there is also a fitted kitchenette on this floor.

Outside

To the front of the property is a part-shared in and out driveway, with the right hand entrance being private and the left hand entrance being owned by the former coach house which was sold off some years ago. To the rear of the house is a most delightful tiered garden which stretches approximately 200 feet (62 m) from the back of the house. There is a raised, brick paved terrace with steps down to a large lawned area with mature borders. A gravel pathway meanders down one side and leads to a lower lawn. There is a bank of mature Hornbeam trees providing excellent screening, and beyond these trees is a further large lawned area. We have measured the total plot to be in the order of 0.4 acre.

General Information

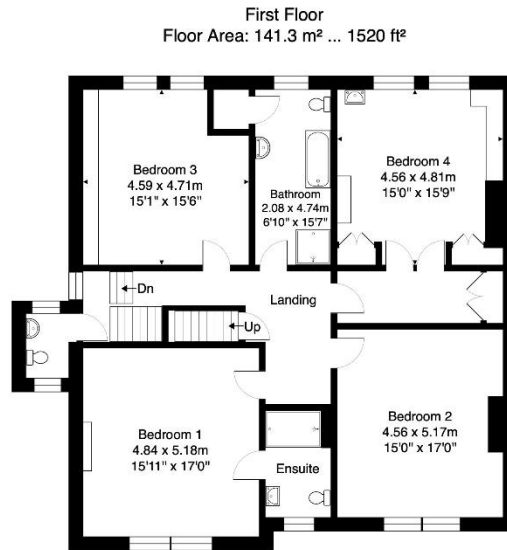
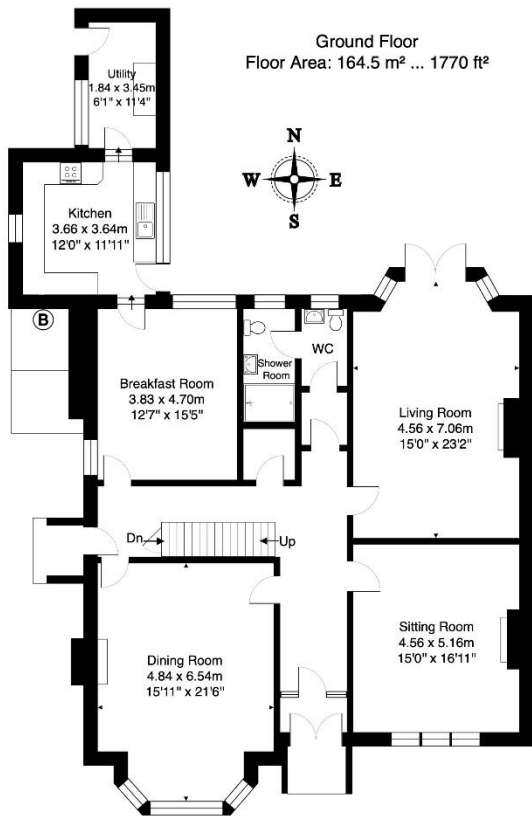
Tenure: The property is freehold however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approximately £70 is payable.

Council Tax: Band G.

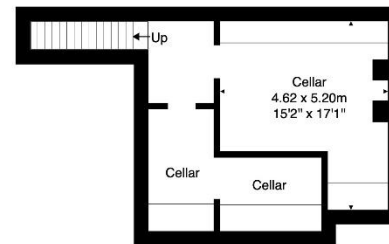
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To view this property call Robert Powell on **0121 454 6930**



Basement
Floor Area: 39.6 m² ... 426 ft²



73 Westfield Road, Edgbaston, Birmingham, B15 3JF.

Total Area: approximately 482.8 m² ... 5197 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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