HERITAGE ESTATE AGENCY



75 Westfield Road, Kings Heath, Birmingham, B14 7SY

£400,000

A Four Bedroom Mid Terrace Property





Westfield Road comprises in further detail:
The property is set back from the road and approached via gated shared pathway leading to fore garden with hedgerow to front, planted beds and steps rising to main entrance door with window over opening to:

Lounge 14'5" max x 11'6" max
Bay window to front aspect with built-in storage, coved ceiling, ceiling light point, wood effect flooring, opening to stairs rising to first floor accommodation, radiator, feature recess to chimney breast with log burner set on hearth and door to:

Inner Lobby
Ceiling light point, door to built-in under stair storage cupboard, wood effect flooring, steps rising to dining kitchen/living room and door to:

Utility Room 8'10" max x 7'2" max
Ceiling spot lights, work surface with space for washing machine and tumble dryer beneath, wall mounted boiler, pressurised hot water cylinder and door to:

Ground Floor W.C.
Ceiling spot lights, wood effect flooring, corner wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Dining Kitchen/Living Room 32'1" max x 10'8" max
Five Velux windows, bi-folding doors to rear aspect opening to rear garden, ceiling spot lights, tiled flooring with underfloor heating and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, inset sink unit with mixer tap over, integrated oven with four ring as hob over, space for fridge/freezer, integrated dish washer and breakfast bar.

First Floor Accommodation
Opening from the lounge leads to stairs rising to first floor accommodation leading onto:

Landing
Two ceiling light points, stairs rising to second floor accommodation and doors to:

Bedroom One 12'2" x 11'6" max
Two windows to front aspect, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Two 9'10" max x 8'5" max
Window to rear aspect, ceiling light point and radiator.

Family Bathroom 13'10" x 6'4"
Window to rear aspect, two Velux windows, ceiling spot lights, extractor fan, part tiled walls, tiled flooring, heated towel rail and a bathroom suite comprising: shower cubicle with wall mounted chrome mixer shower over, freestanding bath with mixer tap and shower attachment over, wall mounted wash hand basin with towel rail and low level flush w.c.

Second Floor Accommodation
Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing
Sky light/light tunnel, two ceiling light points and doors to:

Bedroom Three 12' max x 8'3" max
Window to rear aspect, ceiling light point, radiator, fitted wardrobe with double doors and folding door to: (With some restricted head height)

En-Suite Shower Room
Window to rear aspect, ceiling spot lights, extractor fan,





part tiled walls, tiled flooring and a suite comprising: shower cubicle with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and inset low level flush w.c.

Bedroom Four 11'9" max x 11'7" max
Velux window, ceiling spot lights and radiator. (With some restricted head height)

Outside

Rear Garden
Accessed via a gated shared side passageway or the dining kitchen/living room and benefits from patio area with steps up to further patio area with planted beds and paved pathway with various planted beds.

Agent Note:
We are advised that there is a right of way for the neighbouring property to pass over part of the garden to access a shared side passageway.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

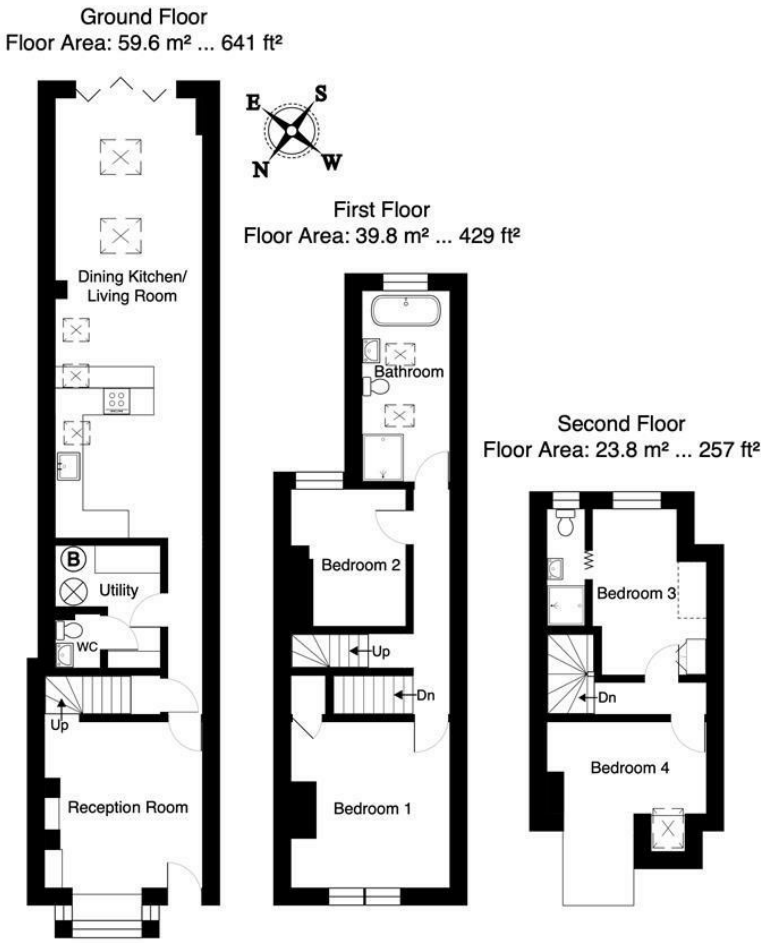
TENURE
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band B







75 Westfield Road, Kings Heath, Birmingham, B14 7SY.

Total Area: approx 123.3 m² ... 1327 ft²

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

VIEWING By appointment through 'Heritage'
Tel: (0121) 443 5900
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E-mail:- info@heritage-estates.co.uk
Website:- www.heritage-estates.co.uk
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

