



WC

Parquet flooring, obscure double glazed window, WC, pedestal sink with mixer tap, fuse board, two recessed ceiling spot lights, radiator.

FIRST FLOOR LANDING

Carpeted, loft access (part boarded), four recessed ceiling spot lights, doors to:

MASTER BEDROOM

Front facing double glazed window, bespoke fitted wardrobe, seven recessed ceiling spot lights plus inbuilt ceiling speakers, carpeted, power points, radiator, door to ensuite.

ENSUITE

Matching suite of pedestal sink, low level WC and shower cubicle, laminate flooring, radiator, obscure glazed window with front aspect, fully tiled, five recessed ceiling spot lights plus speakers inset.

BEDROOM TWO

Rear facing double glazed window, carpeted, radiator, two inset speakers and four recessed ceiling spot lights, inbuilt wardrobe, power points.

BEDROOM THREE

Rear facing double glazed window, carpeted, inbuilt wardrobe, four recessed ceiling spot lights plus two inset speakers, radiator, power points.

BEDROOM FOUR

Double glazed window with rear aspect, carpeted, inbuilt wardrobe, recessed ceiling spot lights and speakers, radiator, power points.

BATHROOM

Five recessed ceiling spot lights, two inset speakers, matching suite of corner shower, bath, low level WC and contemporary sink within vanity unit, fully tiled, front facing obscure double glazed window, heated towel rail.

DOUBLE GARAGE

Up and over electric roller door activated by remote control, obscure double glazed window, ceiling strip light, power points. 'Viessmann' combi boiler and access to boarded storage above.

REAR GARDEN

Offering privacy and a tranquil setting, the garden is predominantly laid to lawn, paved patio area, decked to rear, shed, established flower bed and trees to borders, with fencing to boundaries.

Of particular interest should be the multi functional purpose designed garden office/studio, which boasts double opening doors, power points and wired internet connection, ideal for the modern world of working from home.



James *Laurence* TM
Sales and Lettings

Westfield Road

Edgbaston, B15 3QF

- Four bedrooms
- Detached family home
- Double garage
- Garden office

Offers Over £825,000



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

9c, Westfield Road, Edgbaston, B15 3QF



Property Description

PROPERTY

A fantastic opportunity to purchase a spacious four bedroom detached family home in one of Edgbaston's premier avenues. The property offers close to 2000 sq ft of accommodation with ground floor featuring welcoming porch and entrance hallway, substantial fitted kitchen, with the luxury of two reception rooms-a dining/sitting area leading from the kitchen and large living room, plus orangery.

The first floor layout has been adapted to incorporate larger en suite and bathroom, with four well proportioned bedrooms, all of which feature in built wardrobes. Further highlights include double glazing and gas central heating (where specified).

Externally there is spacious off road parking with sweeping front driveway and a double garage, whilst to the rear is a well maintained rear, private garden complete with the luxury of a purpose built garden office.

Vendors have upgraded the property, such as the addition of the orangery, with additions such as the garden office which could be used for multi purpose use, complimented



by the finer details such as recent boiler installation, CCTV cameras and resetspeakers through vast majority of the house to enable surround sound-a current family favourite.

AREA

Westfield Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harbome Road-on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of boutique shops and independent eateries of Harbome High Street, plus local amenities of nearby Chad Square shops, all whilst very accessible to A38 and A456 links to M6 motorway and Birmingham International Airport.

SCHOOLS

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with The Edgbaston Priory club closeby-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground a short commute-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bullring offer shopping boutiques in the city nearby

APPROACH

Brick paved driveway, outdoor power points, with access to double garage, side gate to rear garden and front door to:

PORCH

Double glazed window and panelled door, power points, ceiling flush light, door to:

ENTRANCE HALLWAY

Parquet flooring, door to under stairs storage cupboard, recessed ceiling speakers and three spot lights, radiator, power points, carpeted stairs to first floor and doors to living room, kitchen and WC.

LIVING ROOM

Double glazed windows, carpeted, power points, recessed ceiling spotlight and speakers, radiator, double doors leading to orangery.

KITCHEN

Range of wall and base mounted units, granite work tops, one and half bowl sink with mixer tap above, tiling to splash back areas, appliances of 'Rangemaster' range with five ring hob and extractor hood above, integrated 'Beko' dishwasher, recessed ceiling speakers and spot lights, double glazed window, power points, plumbing for washing machine, breakfast bar and opening to dining area.

DINING AREA

Double glazed double French doors opening to rear garden, ceiling recessed speakers and four spot lights, radiator, power points, double doors to living room.

ORANGERY

Pitched double glazed ceiling, power supply, two wall light points, laminate flooring, double opening doors to garden, inset wall speakers.