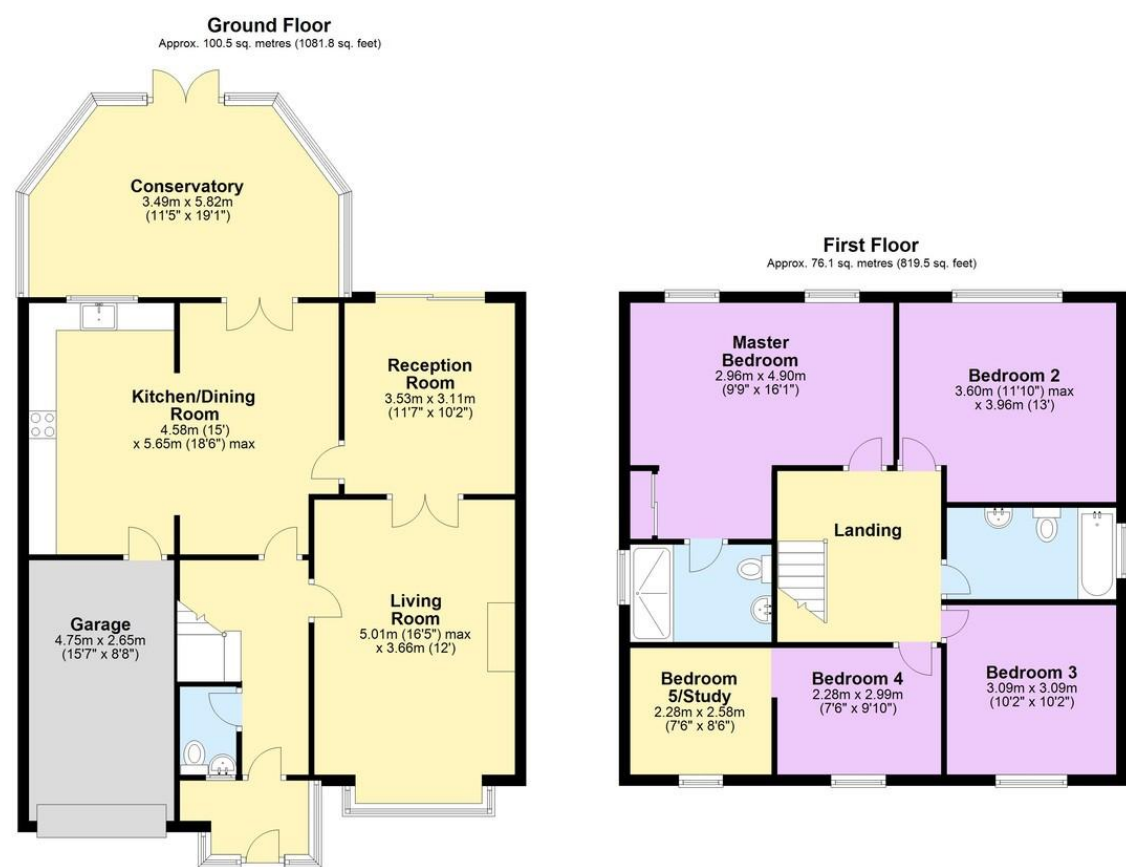




Floor Layout



Total area: approx. 176.6 sq. metres (1901.3 sq. feet)

Total approx. floor area 1,901 sq ft (177 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

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

Westfield Road

Edgbaston

B15 3XA

Asking Price Of £895,000

- Detached Family Home
- 1901 Sq. Ft.
- Landscaped Rear East Facing Garden
- Off Road Parking & Garage





Westfield Road,
Edgbaston, Birmingham, B15 3XA
Asking Price Of £895,000



Property Description

DESCRIPTION A spacious Five bedroom detached house in one of the regions most sought after avenues, Westfield Road.

This family home is a unique property boasting over 1901 square feet of accommodation after extension improvements. The ground floor includes a fabulous centre piece of open plan kitchen/sitting/dining area leading to both a well presented living room and conservatory to the rear. The multifunctional family room offers extra potential reception room space, adjacent to a cloak/store and with the bonus of a downstairs w.c..

Upstairs benefits from a family bathroom, complementing five double bedrooms. In addition to a stunning master bedroom with a wardrobe area and en-suite. Further internal features include gas central heating and double glazing (where specified).

The plot itself offers privacy in being set back from the road, with generous front driveway and private garden to the rear, all of which contribute to a large home ideal for both large and co-habiting families on what is a hugely desirable road.

LOCATION Westfield Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne 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 local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 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 close-by-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city



nearby.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - F

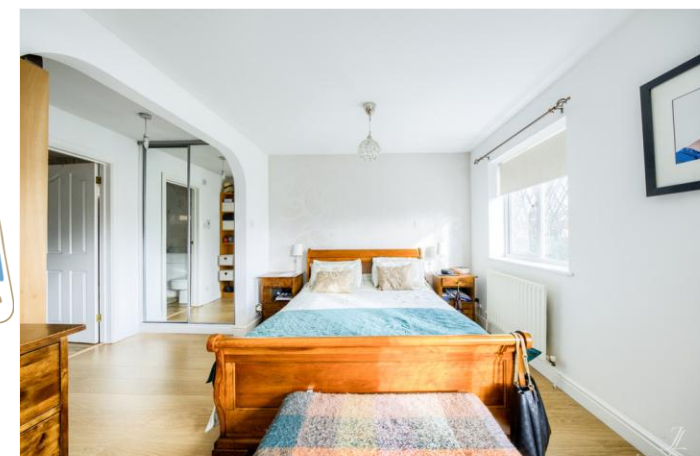
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Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing
of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

