



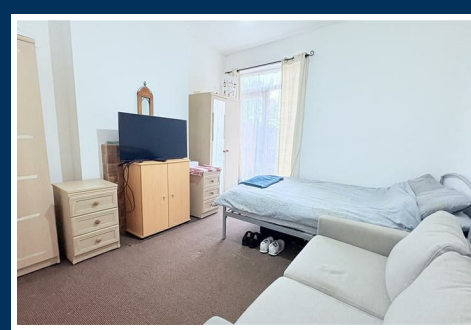
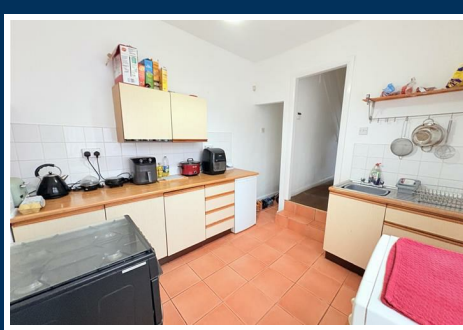
138 Westfield Road

Kings Heath, Birmingham, B14 7SU

Offers Over £325,000



END-TERRACE PROPERTY IN A PRIME LOCATION! In brief the accommodation consists of; two self-contained flats, a fore garden, front door leading to communal hallway for access to both flats, the ground floor consists of a spacious living room, bedroom with door leading onto courtyard, kitchen, utility room and bathroom. The second floor comprises of another spacious living room, two bedrooms, bathroom and kitchen with views overlooking Highbury Park. The property also comes with two garages as an added benefit. This property has the potential of being added to an investor portfolio or to be converted into a lovely family home! The local area benefits from access to Kings Heath high street and York Road with its abundance of amenities, such as restaurants, cafes, pharmacies and grocers, the property also offers views of Highbury park and benefits from an array of local parks and the added benefit of transport route through the city, with the new train station due to open. To really appreciate this property, call our Moseley office for a viewing today!



Approach

Fore garden leading to front door, the property has a bay window on approach to the ground floor, two windows on approach of the first floor and a new roof, the front door of the property allows access into;

Ground Floor entrance

With a UPVC front entry door opening into communal hallway with tiled flooring and ceiling light point and gives access to flat one and flat two

Flat One

With a fore garden and a UPVC front entry door opening into communal space with ceiling light point and front entry door opening into:

Living Room

13'3" x 13'8" into bay (4.06 x 4.19 into bay)

With a UPVC double glazed bay window to the front aspect, central heating radiator, ceiling light point and decorative fireplace.

Bedroom

8'10" x 15'5" (2.70 x 4.70)

With ceiling light point, central heating radiator, double glazed patio doors giving views and access to the rear yard.

Kitchen

10'0" x 9'3" (3.07 x 2.83)

Steps down into kitchen with tiled flooring, wall and base units with wood effect work surfaces over, ceiling light point, sink and drainer with hot and cold tap, space for under counter fridge, space for cooker, under stairs storage, tiling to splash backs, wall mounted units, central heating radiator and double glazed window to the side aspect.

Utility

5'5" x 5'11" (1.67 x 1.82)

With work surface, space for washing machine, dryer and fridge, double glazed window to the rear aspect, wall mounted units and wall mounted baxi boiler.

Bathroom

With ceiling light point, bath with shower over, tiling to splash backs, high flush WC, sink with hot and cold taps, tiled flooring and double glaze opaque window to the rear aspect.

Flat Two

With stairs giving rise to the first floor with door opening into:

Living Room

17'0" x 11'9" (5.19 x 3.60)

With two ceiling light point, two double glazed UPVC window to the front aspect, two central heating radiator and decorative fireplace.

Bedroom One

12'1" x 11'2" (3.70 x 3.41)

With UPVC double glazed window to the rear aspect with views over Highbury park,, ceiling light point and central heating radiator.

Kitchen

12'11" x 9'2" (3.96 x 2.81)

With ceiling light point, wall and base units with work surfaces over with built-in hob, cooker and grill, space for washing machine and dryer, integrated dishwasher, wall mounted Worcester boiler, laminate flooring, double glazed UPVC window to the rear aspect and views over Highbury park, wall mounted cabinets and integrated fridge and freezer.

Bathroom

With UPVC double glazed opaque window to the side aspect, laminate flooring, bath with shower over and hot and cold taps, high flush WC, sink with hot and cold tap, ceiling light point and central heating radiator.

Top Floor

With stairs giving access into:

Bedroom Two/Loft Room

16'11" x 16'5" not into eaves (5.16 x 5.01 not into eaves)

With ceiling light point, double glazed window to the front aspect and central heating radiator.

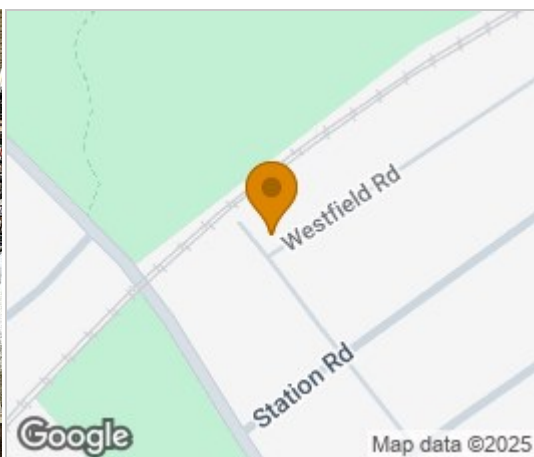
Yard

With patio, shed for storage and side aspect.

Two Garages

Not Inspected





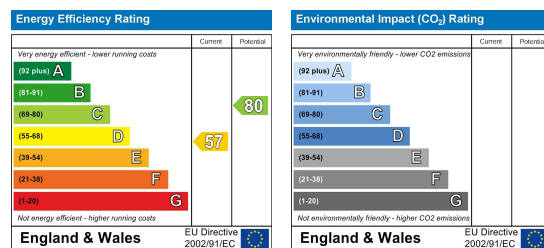
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.