

**AP MORGAN**



**Westfield Road, Acocks Green**  
Offers in excess of £450,000

### Features:

- Great Location
- Semi-Detached House
- Four Bedrooms
- Two Bathrooms
- Two Receptions
- Spacious Landscaped Garden
- Period Features
- Driveway

### Description:

STUNNING four bedroom Victorian style semi-detached property located on the popular and sought after Westfield Road.

The property is approached via a driveway and boasts spacious, well-presented interiors across three floors. Combining classic Victorian character with modern updates, the home is ideal for families seeking both style and practicality.

The home is set back from the road with a private driveway leading to an enclosed porch area. Period features and a charming bay window hint at the property's Victorian origins.

Upon entering, you are welcomed into a spacious hallway with access to two generous reception rooms—currently arranged as a lounge and a separate living room, both filled with natural light. The extended kitchen/diner at the rear of the property is well-equipped and ideal for modern family living, with ample space for dining and entertaining. Off the kitchen is a separate utility area and a convenient ground floor shower room.

The first floor comprises three well-proportioned bedrooms, all accessed from a central landing. A family bathroom, complete with bathtub and shower over, WC, and wash basin, serves this level.

A standout feature of the home is the loft conversion, which provides a spacious principal bedroom on the second floor. This large room offers flexibility in layout and enjoys a



private, peaceful feel, making it an excellent master suite or guest retreat.

Moving outside, the property enjoys a well-landscaped rear garden—perfect for entertaining or relaxing. Nearby High Street boasts an assortment of amenities such as shops and restaurants. It is also conveniently placed to access Birmingham Airport and the NEC. The main motorway networks are also nearby (M42 & M40).

**Details:**

**Lounge** 13.11 x 13.1 Both Max

**Living Room** 13.1 x 11.9

**Kitchen/Diner** 20.8 x 8.10

**Utility Room** 8.7 x 4.10

**Shower Room** 9.0 x 4.8

**Bedroom 1** 25.3 x 18.4 Both Max

**Bedroom 2** 18.3 x 13

**Bedroom 3** 12.11 x 12.1

**Bedroom 4** 9.10 x 9.2 Both Max

**Bathroom** 7.2 x 6

**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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\*The above information has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

