

AP MORGAN



Westfield Road
Asking Price £450,000

Features:

- Popular Location
- Extended Five Bedroom Property
- Three Bathrooms
- Off Road Parking
- Two Reception Rooms
- Landscaped Rear Garden
- Close to Local Shops & Amenities
- Good Public Transport Links

Description:

Situated in a popular location is this charming five-bedroom extended Victorian semi-detached home. Offering spacious accommodation across three floors, this property blends period character with modern convenience, making it an ideal family residence.

The property is set back from the road and approached via a private driveway, providing ample off-road parking.

On entering through the welcoming hallway, you are greeted by a versatile lounge/diner to the front with feature bay window, creating a bright and inviting space. A further living room flows seamlessly into a generous kitchen, which is well-appointed and ideal for family gatherings. Beyond, there is a useful utility area and a convenient ground floor WC.

The first-floor landing gives access to three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the additional bedrooms are served by the main family bathroom.

The top floor provides two further spacious bedrooms, making this an excellent layout for larger families or those in need of home office space.

To the rear, the property boasts a landscaped garden offering an excellent balance of patio and lawn, perfect for outdoor entertaining. A superb garden room provides additional flexibility, whether used as a home office, gym, or relaxation space.

The property enjoys easy access to a wealth of local amenities including shops, restaurants, and schools. Excellent transport links are close at hand, with Birmingham Airport, the NEC, and motorway networks (M42 & M40) all within convenient reach.



Details:

Hallway

Lounge/Diner 22'3" x 11' (6.78m x 3.35m)

Living Room 16'4" x 11'9" (4.98m x 3.58m)

Kitchen 19'8" x 15'1" (6m x 4.6m)

Utility Area 29'2" x 4'11" (8.9m x 1.5m)

WC

Master Bedroom 11'4" x 11'11" (3.45m x 3.63m)

En- suite 11'4" x 4'2" (3.45m x 1.27m)

Bedroom 3 11'6" x 10' (3.5m x 3.05m)

Bedroom 4 10' x 9'9" (3.05m x 2.97m)

Bathroom 7'2" x 5'10" (2.18m x 1.78m)

Bedroom 2 14'10" x 12'6" (4.52m x 3.8m) Both Max

Bedroom 3 12'5" x 9'11" (3.78m x 3.02m)

Bathroom 7'4" x 5'1" (2.24m x 1.55m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

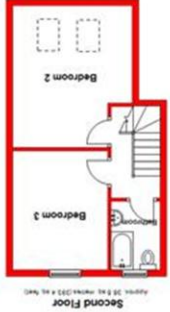
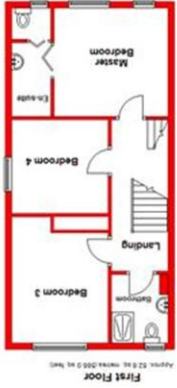
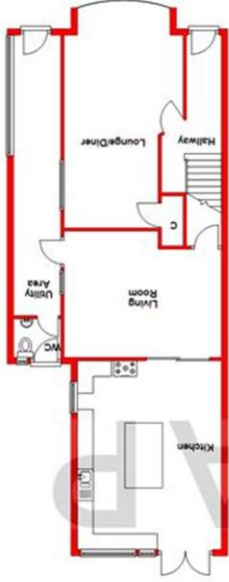
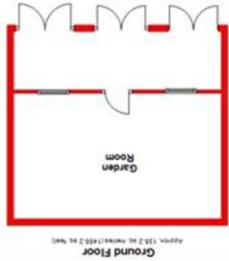
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Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 224.3 sq. metres (2414.6 sq. feet)

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