



9D Westfield Road, Birmingham, B15 3QF

Asking Price £1,100,000

Hadleigh Estate Agents are pleased to present this beautiful three bedroom detached bungalow on the prestigious Westfield Road.

Situated in Edgbaston, WESTFIELD ROAD is one of the most prestigious and sought after roads on the renowned Calthorpe Estate in the Edgbaston area of Birmingham. The property is situated conveniently for access to Harborne road where there are excellent public transport links giving direct access to the City Centre offering an abundance of amenities for visitors and residents, as well as access to New Street train station and motorway links out of the city. Furthermore the local area has excellent schooling for children of all ages to include Edgbaston High School for Girls, King Edwards Five Ways and The Blue Coat School. The Queen Elizabeth Medical Complex and University of Birmingham are within the immediate vicinity and easily commutable by all usual transport links.

The property also benefits from a large rear garden, garage and off-road parking for 3 cars.

The property further benefits from double glazing throughout and gas central heating.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - C

Council Tax Band - G

Entrance Hall

Carpeted flooring, ceiling spotlight points, radiator and wall light points.

Living Room

Carpeted flooring, ceiling light pendant with original ceiling rose, radiator and double glazed sliding doors to rear elevation.

Kitchen

Tiled flooring, tiled walls, ceiling spotlight point, ceiling light strip, gas hob and oven, ample storage space and two double glazed windows to rear elevation.

Dining Room

Carpeted flooring, ceiling light pendant, radiator and double glazed window to side elevation.

Master Bedroom

Carpeted flooring, ceiling light pendant, radiator, double glazed window to side elevation, fitted wardrobes and dressers.

W.C

Carpeted flooring, tiled walls, hand wash basin, low flush W.C, ceiling light point and double glazed obscure window.

Second Bedroom

Carpeted flooring, ceiling light pendant, radiator, double glazed window to front elevation, fitted wardrobes and dressers.

Third Bedroom / Study

Carpeted flooring, double glazed window to rear elevation, ceiling light pendant, radiator and fitted shelving.

Bathroom

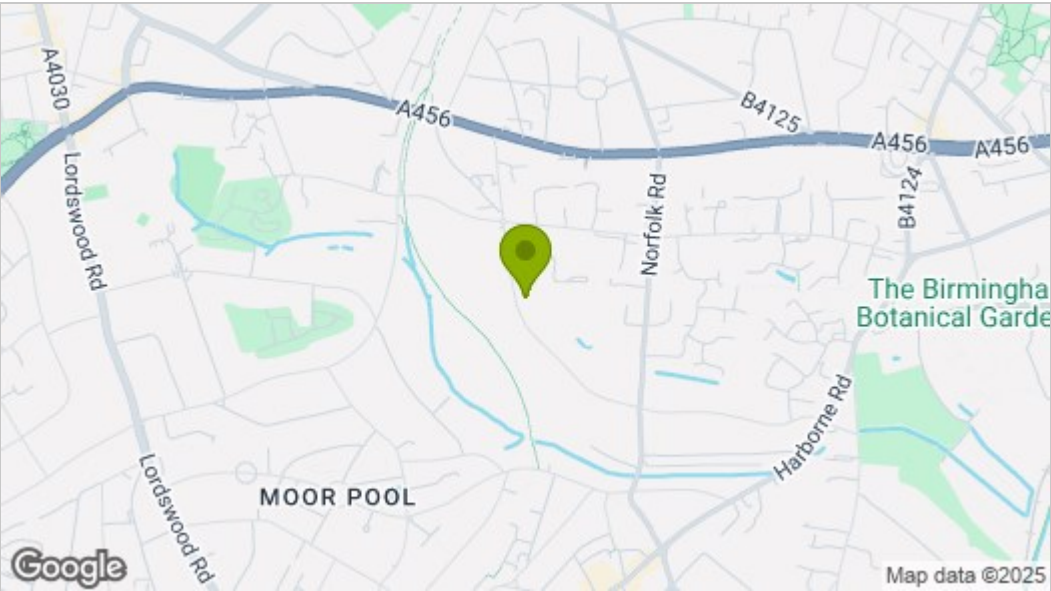
Carpeted flooring, tiled walls, shower cubicle, low flush W.C, hand wash basin, ceiling light points and double glazed obscure window.

Garden

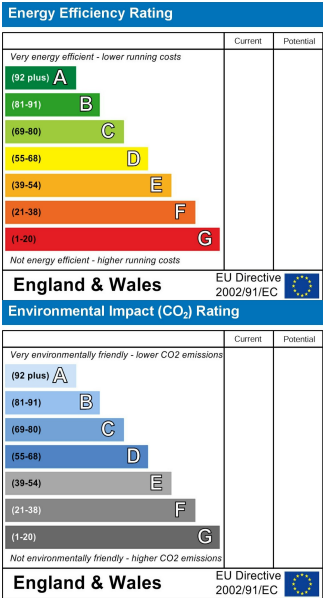
Maintained lawn, large patio, fences and hedges to boundaries.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.