

HADLEIGH

PROPERTY . PERSONALLY



122 Westfield Road, Birmingham, B15 3JQ

Asking Price £1,475,000

Hadleigh Estate Agents are pleased to present this stunning Victorian six bedroom semi detached on 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. This house was designed by William Henman A.R.I.B.A in 1885. Known for his very generous proportionate rooms, large south facing windows, short shallow staircase's that are easy on the knees. William Henman A.R.I.B.A also designed the Birmingham General Hospital (now Children's Hospital) West Bromwich Town Hall, Moseley Hall and many other civic buildings.

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.

Entrance hall



Ornate stained glass to entrance door, Minton flooring, central heating radiator, door to Wc, doors leading to lounge and kitchen, stairs leading to first floor,

Lounge 14 x 19'01 (4.27m x 5.82m)



Single glazed window to front elevation, cornice coving, radiator, feature fire place, ceiling light point.

Lounge two 14'0 x 20'5 (4.27m x 6.22m)



Single glazed window to rear elevation, cornice coving, feature fire place, radiator, Ceiling light point.

Lounge two 14'10 x 20'5 (4.52m x 6.22m)



Kitchen/ dining area 25'02 x 33 (7.67m x 10.06m)



Double glazed windows to rear elevation, marble flooring, granite work surface with floor to ceiling wooden kitchen units, ceiling spot lights, fridge/freezer, doors leading to cellar pantry and utility

Kitchen/ dining area 25'02 x 33 (7.67m x 10.06m)



Single glazed windows to front and partly double glazed windows rear elevation, pitch pine wooden flooring, ceiling spot lights, range of storage cupboards, doors leading to cellar, utility and double doors to garden patio.

Kitchen/ dining area 25'02 x 33 (7.67m x 10.06m)



Partly double glazed windows rear elevation, pitch pine wooden flooring, ceiling spot lights, range of storage cupboards, doors leading to cellar, utility and double doors to garden patio.

Kitchen/ seating area 25'02 x 33 (7.67m x 10.06m)



Single glazed windows to front, pitch pine wooden flooring, ceiling spot lights, range of storage cupboards, doors leading to cellar, utility and double doors to garden patio, seating area, wood burner.

Utility

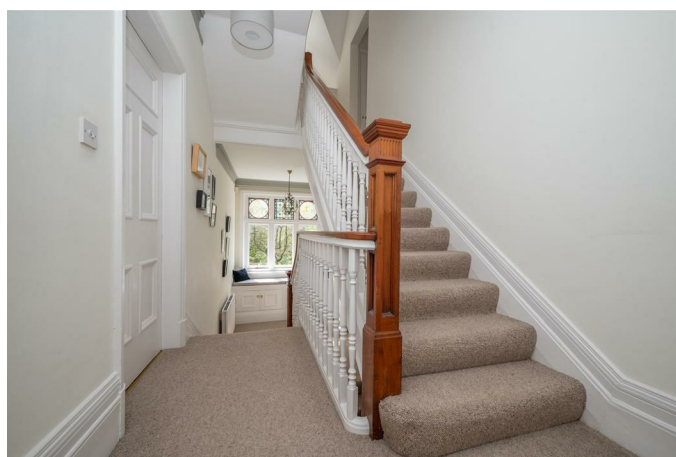
Plumbing for washing machine, wall an base storage cupboard, door leading to garage.

First floor landing



Stained glass, built in cupboards

First floor landing



Doors leading to bedrooms, stairs leading to second floor, built in storage cupboard

Bedroom one 13'1 x 15'5 (3.99m x 4.70m)



Single glazed window to front elevation, built in wardrobes, ceiling light point, radiator, door leading to en-suite, free standing bath, Shower.

Bedroom two 16 x 18'11 (4.88m x 5.77m)



Part double glazed window to front elevation, storage cupboard, ceiling light point,

Bedroom three 14'2 x 16'4 (4.32m x 4.98m)



Single glazed window to rear elevation, feature fire place, built in storage units, ceiling light point.

Bedroom four 10'3 x 17'5 (3.12m x 5.31m)



Part double glazed window to rear elevation, space for wardrobe, ceiling light point.

Bedroom five 11'2 x 13'9 (3.40m x 4.19m)



Single glazed window to front and side elevation, space for wardrobes, ceiling light point, radiator.

Bedroom six 11'3 x 14'10 (3.43m x 4.52m)



Single glazed window to side elevation, storage cupboard, ceiling light point, radiator, potential en suite.

Family Bathroom 10'02 x 10'03 (3.10m x 3.12m)



Single glazed window to rear elevation, shower cubicle, hand wash basin, low flush wc, panelled bath, radiator.

Bathroom two 13'1 x 5'6 (3.99m x 1.68m)



double glazed sky light to rear elevation, panelled bath, shower cubicle, hand wash basin, low flush wc, tiled floor, part tiled walls.

Garden



Mainly laid to lawn south facing garden with mature shrub beds, large full length patio, fencing to boundaries,

Garden



Mainly laid to lawn south facing garden with mature shrub beds, large full length patio, fencing to boundaries,

Garden



Mainly laid to lawn south facing garden with mature shrub beds, potential to create a home office due to having electric points.

Garden



Mainly laid to lawn south facing garden with mature shrub beds, large full length patio, tree house, fencing to boundaries,

Garden



Mainly laid to lawn south facing garden with mature shrub beds, large full length patio, fencing to boundaries,

Garden



Mainly laid to lawn south facing garden with mature shrub beds, large full length patio, fencing to boundaries,

General Information

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

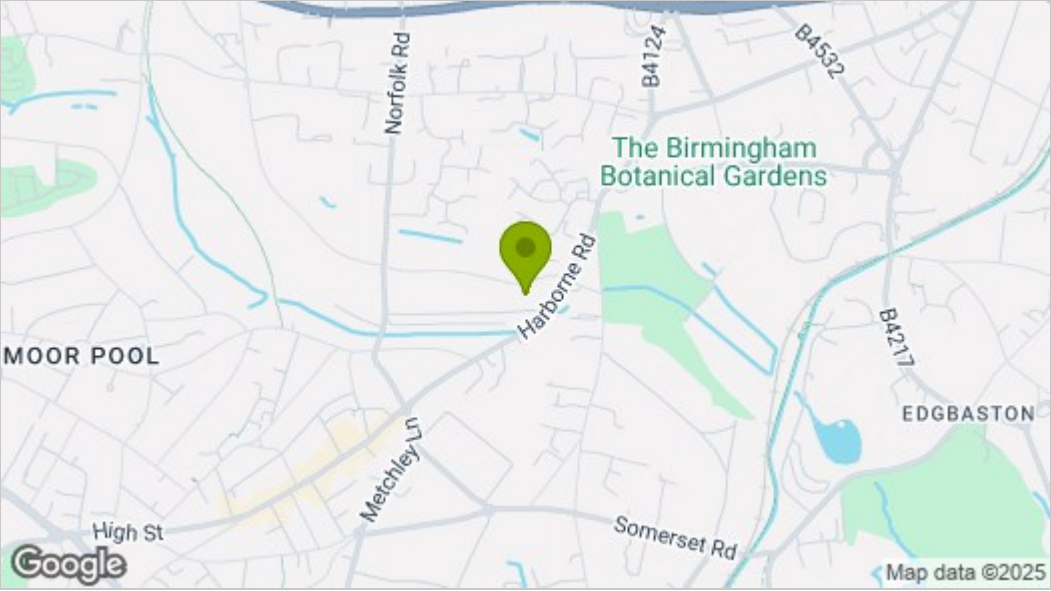
EPC- C

Council Tax Band - G

Floor Plan



Area Map



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.

Energy Efficiency Graph

