



**7 Westfield Road, Birmingham, B15 3XA**  
**Asking Price £999,950**

Hadleigh Estate Agents are delighted to offer a superb five bedroom detached property, offered to the market in a most sought after location, on Westfield Road.

Set back from the road beyond a block set drive way, inside briefly comprises; enclosed entrance porch, reception hall, leading to a spacious lounge to the front. The ground floor further benefits from guest WC and cloak room. To the rear is an impressive and spacious kitchen and dining area. Completing downstairs is a conservatory and additional reception room.

To the first floor there are five bedrooms, family bathroom and separate shower room. Outside there is a generous rear garden with neat patio area and lawn with an array of mature trees and shrubs.

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

## Location

Situated on one of Birmingham's most sought after roads, Westfield Road is a short walk away from the vibrant Harborne High Street. As such, the property offers easy access to a fantastic array of amenities, including shops, such as Marks & Spencer's and Waitrose and award winning restaurants, including the ever popular Tropea, Harborne Kitchen and Rustic Table.

The globally renowned Queen Elizabeth Hospital, Birmingham University and Medical Quarter are within easy reach, as is Birmingham city centre. The property also has access to excellent transport links, including the A456 connection to the M5 and the University train station.

Excellent primary, secondary and prep schools are very close by, including, Edgbaston High School for Girls, The Priory School, West House, The Blue Coat and St George's Schools also very near.

Leisure facilities nearby include Harborne Pool & Fitness centre and Harborne Golf Club. Also in close proximity is The Edgbaston Priory Tennis and Squash Club, which hosts prestigious tennis events, Edgbaston Golf club and the world renowned Edgbaston Cricket Stadium, which is home to Warwickshire County Club and international cricket tournaments.

## Enclosed Entrance Porch

Double glazed windows to front and side elevation.

## Reception Hall



With stairs rising to first floor landing, laminate flooring, central heating radiator and ceiling light point.

## Open Plan Kitchen Diner



Having a range of wall and base units with contrasting work surfaces, five ring gas hob, extractor hood, stainless steel sink with drainer, double door oven, plumbing for dishwasher and breakfast bar. Double glazed window to rear elevation, obscure double glazed door to side elevation, central heating radiators, ceiling light points, skylight and laminate flooring.

## Sitting Room



Double glazed window to front elevation, carpet flooring, ceiling light point, feature gas fireplace with surround and wall lights.

## Conservatory



Double glazed conservatory with French doors opening onto the side patio, laminate flooring and two wall lights.

## Utility/ Cloakroom



Double glazed window to side elevation, central heating radiator and laminate flooring.

## Guest WC/ Shower

Having low level flush WC, vanity unit and shower cubicle.

## Family Room/Study



Double glazed window to side front elevation, laminate flooring, ceiling light point, obscure double glazed door to side elevation.

## Landing



Stairs rising from ground floor reception hall, ceiling light point, loft access, double glazed window to front elevation and central heating radiator.

## Master Bedroom



Large bedroom with two double glazed windows to rear elevation, laminate flooring, ceiling light point, central heating radiator and door into adjoining family bathroom.

## Family Bathroom



Benefitting as a Jack and Jill bathroom. Double glazed window to side elevation, corner shower cubicle with shower over and freestanding roll top bath with shower attachment. Chrome towel rail,

low level flush WC, hand wash basin and partially tiled walls.

### Bedroom Two



Double glazed window to front elevation, carpet flooring, ceiling light point and central heating radiator.

### Bedroom Three



Dual aspect double glazed windows to front and side elevation, ceiling light point, wall lights, carpet flooring and central heating radiator

### Bedroom Four

Having skylight and central heating radiator.

### Bedroom Five



Double glazed window to rear elevation, carpeted flooring, central heating radiator and ceiling light point.

### Shower Room



Mains shower cubicle, low level flush WC, vanity unit, tiled walls and central heating radiator.

### Rear Garden



Slabbed patio area, predominantly laid to lawn with flower borders, mature trees and shrubs

### General Information

TENURE: The agents are advised that the property is FREEHOLD.

SERVICES: Mains electricity, gas, water and drainage are connected.

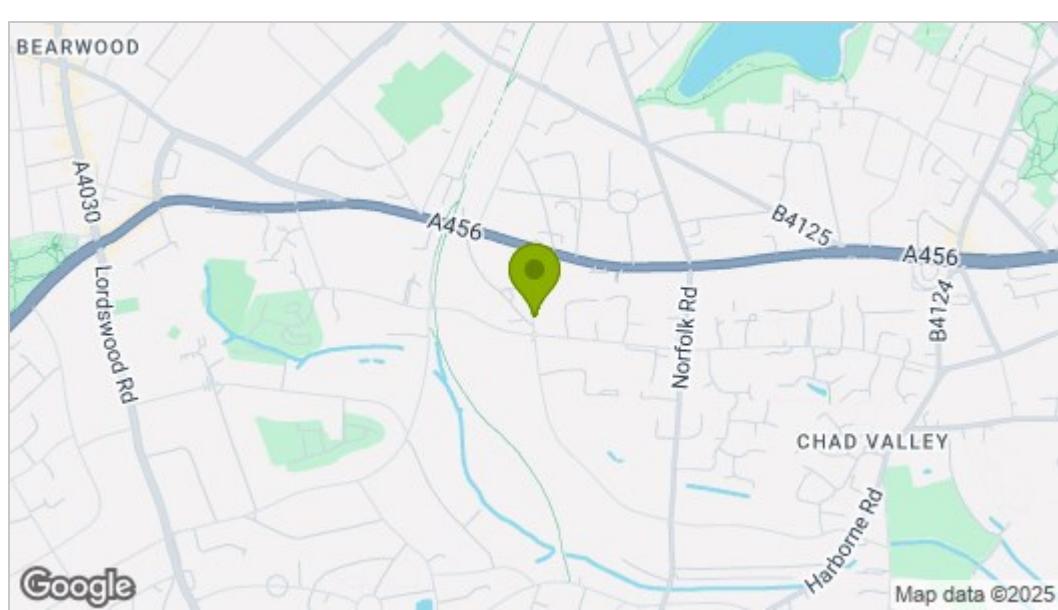
LOCAL AUTHORITY : Birmingham City Council

WATER AUTHORITY: Severn Trent Water

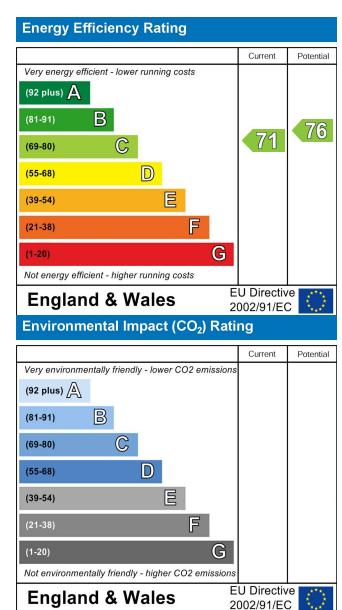
## Floor Plan



## 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.