



smarthomes

Westridge Road

Kings Heath, Birmingham, B13 0DT

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Extended & Re-Fitted Kitchen
- Re-Fitted Family Bathroom

£350,000

EPC Rating - 62

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a brick built wall to side boundary, external lighting and a double glazed composite front door leading into

Entrance Hallway

With a UPVC double glazed window to front, engineered oak flooring, LED ceiling spot lights, radiator, stairs leading to the first floor accommodation and oak doors leading off to

Open Plan Lounge /Diner

24' 10" x 13' 6" (7.57m x 4.11m) With UPVC a UPVC double glazed bay window to front, engineered oak flooring, two wall mounted radiators, two ceiling light points, feature fire surround with granite inset and living flame gas fire and double glazed patio doors leading to



Superb Garden Room

16' 2" x 11' 7" (4.93m x 3.53m) With UPVC double glazed windows overlooking rear garden, polycarbonate roof, air conditioning unit, tiled flooring, vertical radiator, contemporary floating gas fire with oak surround, double glazed French doors leading out to the rear garden and UPVC door to



Extended & Re-Fitted Kitchen to Rear

16' max x 10' 5" max (4.88m max x 3.18m max) Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas on glass hob with extractor hood over. Eye level double oven and grill, integrated washing machine and dishwasher, breakfast bar, Perspex splashback, laminate flooring, radiator, ceiling spot lights and three UPVC double glazed windows to side and rear aspects



Landing

With ceiling light point, double glazed window to front, access to boarded loft space via a drop down ladder and doors leading off to

Bedroom One to Rear

11' 7" x 11' (3.53m x 3.35m) With double glazed window to rear elevation, radiator, ceiling light point, two double fitted wardrobes and fitted drawers

Bedroom Two to Front

13' 10" x 10' 6" (4.22m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

10' 6" x 8' 5" max (3.2m x 2.57m max) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling spot lights



Re-Fitted Family Bathroom to Side

Being re-fitted with a white suite comprising of a feature freestanding roll top bath with shower attachment, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, radiator, tiling to floor, ceiling spot lights, door to eaves storage and two obscure double glazed windows to the side elevation

Delightful Landscaped Rear Garden

With a laid artificial lawn, block paved patio areas, panelled fencing to boundaries, cold water tap and external power points



Garage

14' 8" x 7' 5" (4.47m x 2.26m) Located at the side of the property with an automated roll shutter door to property frontage, wall mounted gas central heating boiler and ceiling strip light point

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.