



West Heath Road, West Heath, Birmingham, B31 3HD | Guide Price £269,950
Three Bedroom Semi-Detached House

Features:

- Three Bedrooms
- Modern Family Bathroom and Downstairs WC
- Lounge and Conservatory
- Kitchen/Diner and Utility Room
- Good Sized Rear Garden
- Driveway and Storage Area

Summary:

A well presented three bedroom semi-detached house, offered with generous living accommodation, a good sized rear garden and off road parking, situated in West Heath, Birmingham.

Description:

The accommodation, in brief, features:- Driveway and Access to Storage Area, Enclosed Porch, Hall, Lounge with Feature Log Stove and Sliding Patio Door to Kitchen/Diner with Island Unit, Integrated Double Oven, Gas Hob and Extractor and Sliding Patio Door to Conservatory with French Doors to Rear Garden, Downstairs WC, Utility Room, Stairs to First Floor Landing, Master Bedroom with Fitted Wardrobes/Furniture, Double Bedroom Two, Bedroom Three and Modern Family Bathroom.

Outside:

Outside, the property enjoys a good sized rear garden with decking area with steps down to a lawn with planted borders to fenced/hedged boundaries and a paved patio with raised feature pond, brick built barbeque and access to garden sheds.

Location:

West Heath Road is well located for several nearby schools and nearest train station offering connections to Redditch and Birmingham. West Heath offers good access to the M5, M42 and A38 as well as plenty of green space including the Waseley and Lickey Hills. Nearby is Birmingham Great Park and the new Longbridge development offering excellent shop, restaurants and entertainment facilities.



Room Dimensions:

Porch

Hall

Lounge:

24' 9" x 9' 10" (7.55m x 3.02m) max

Dining Room:

9' 8" x 7' 1" (2.95m x 2.18m)

Kitchen:

19' 4" x 8' 8" (5.90m x 2.65m) max

Conservatory:

16' 2" x 12' 7" (4.95m x 3.85m) max

Downstairs WC

Utility Room:

12' 5" x 4' 11" (3.80m x 1.52m)

Storage:

Stairs To First Floor Landing

Master Bedroom:

12' 4" x 10' 0" (3.78m x 3.05m)

Bedroom Two:

11' 11" x 10' 0" (3.65m x 3.05m)

Bedroom Three:

7' 6" x 5' 8" (2.30m x 1.75m)

Bathroom:

8' 11" x 5' 4" (2.72m x 1.65m)

EPC: E

Council Tax Band: C

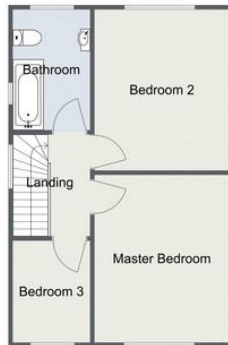
Tenure: Freehold

For more information on West Heath Road or to arrange a viewing, please call the Rubery Office on 0121 453 4349

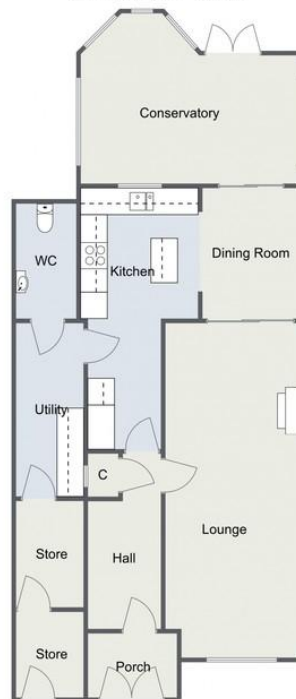


West Heath Road, Northfield

First Floor



Ground Floor



Total Area Approx:
124.1 sq metres (1336 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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