

# Cottons

CHARTERED SURVEYORS

33 Westfield Road, Kings Heath,  
Birmingham, B14 7SX

Offers in the Region Of  
**£250,000**



- Freehold Traditional Mid-Terrace Family Home
- Three Bedrooms
- Utility Room
- EPC Rating: TBC
- Three Reception Rooms
- Kitchen

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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An EXTENDED traditional mid-terrace home within a HIGHLY DESIRABLE LOCATION within KINGS HEATH. Requiring redecoration and improvement throughout, however benefiting from majority uPVC double glazing and combi gas central heating, this ideal family home or investment comprises; fore court, vestibule, hallway, three reception rooms, utility room, kitchen, three bedrooms, interconnecting bathroom with W.C off bedroom three and rear garden. EPC Rating; TBC. Council Tax Band: B, Tenure : Freehold

**Property Tenure**  
Freehold

**Council Tax Band**  
B

**ACCOMMODATION**

**Location**  
The property is situated on a traditional and popular residential road between Station Road and Highbury Road, conveniently situated;  
-Circa. 450 metres from Kings Heath High Street.  
-Circa. 1.1 miles from Moseley Village.  
-Circa. 1.9 miles from Bournville Train Station.  
-Circa. 2.8 miles from Queen Elizabeth Hospital.  
-Circa. 3.8 miles from Birmingham City Centre.

**Description**  
A traditional two storey mid-terrace home believed to have been constructed circa. 1909 of brick construction. The property benefiting from a single storey rear extension.  
  
Whilst the property benefits from having some original style features, uPVC double glazing (with exception to a single under stairs store cupboard window), combi gas central heating and believed to have been re-wired (this is subject to formal confirmation), the property is in need of some modernisation and redecoration throughout.

**Accommodation**  
Please refer to floor plan for room measurements.

**Ground Floor**  
Vestibule, hallway, reception room one, reception room two, reception room three, utility room open with kitchen.

**First Floor**  
Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single) with interconnecting bathroom having bath, wash basin and W.C.

**Outside**  
Front courtyard and rear garden.

**Availability**  
The property is offered with no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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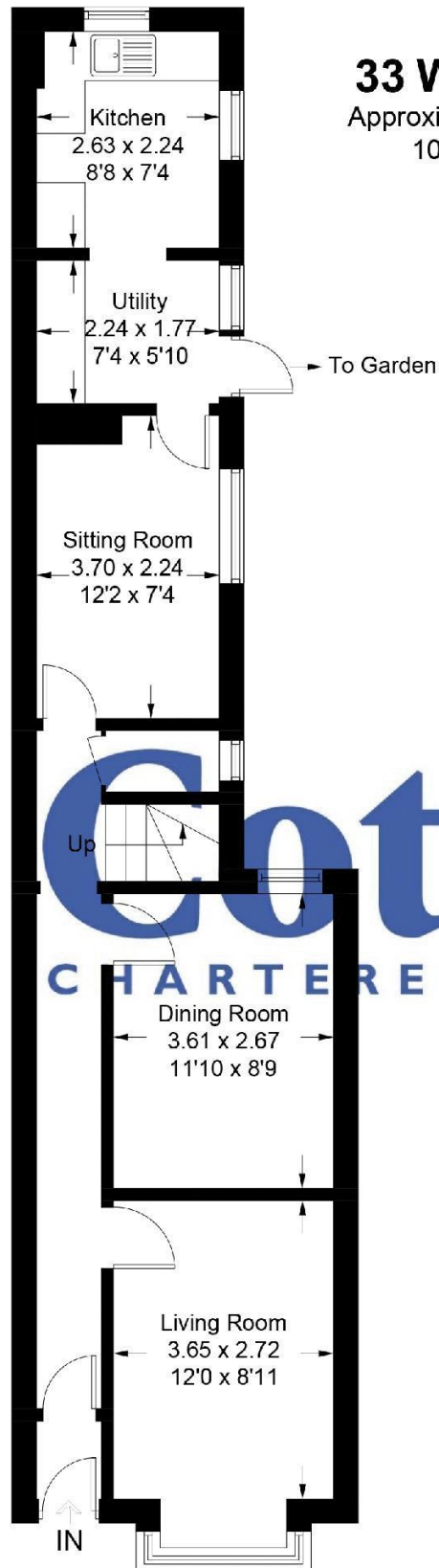
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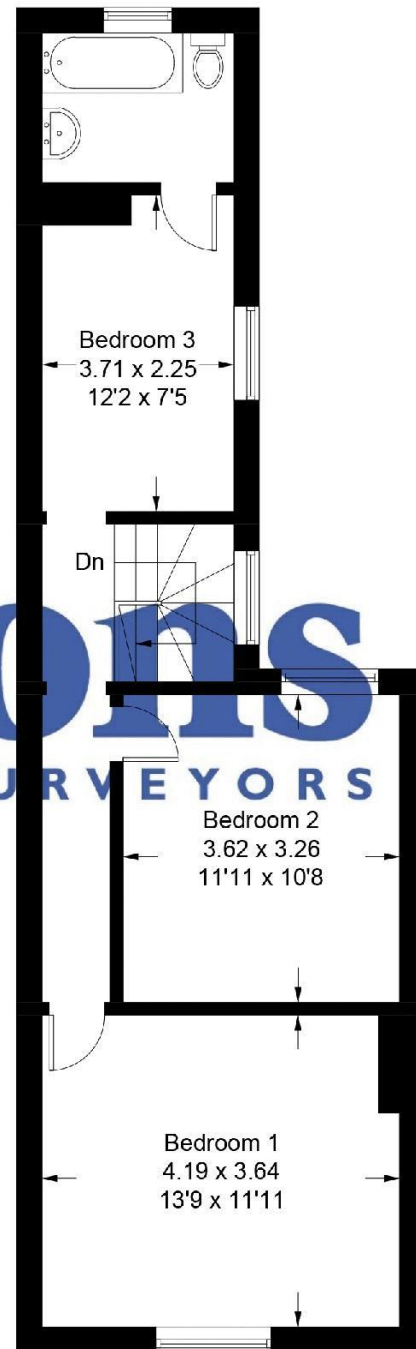


## 33 Westfield Road

Approximate Gross Internal Area  
100.4 sq m / 1081 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID972243)

**Cottons**  
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This plan is for illustration purposes only  
and may not be to scale or representative  
of the property.

359 - 361 Hagley Road, Edgbaston, Birmingham, West  
Midlands, B17 8DL



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