



£245,000 None

Westfield Avenue, Birmingham, B14 4PN

Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REALTY & ESTATE

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Step Inside

Key Features

- Three Bedroom Detached Home
- Great for First Time Buyers
- Living Room
- Dining Kitchen
- Off Road Parking
- Garage
- Rear Garden
- No Upward Chain
- Nice Location
- Viewings Highly Recommended

Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three-bedroom detached residence situated in Westfield Avenue, B14. Offered with NO UPWARD CHAIN. Viewings Highly Recommended.

Main Particulars

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Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £1200 per calendar month

Full Details:

A three-bedroom end terrace residence located in the sought-after Westfield Road, B14. This property boasts a convenient garage situated to the side. Upon entry, you'll find a welcoming living room to the front aspect, complete with a double-glazed window offering ample natural light.

The dining kitchen, positioned at the rear, features base cupboards, matching wall-mounted cabinets, and convenient access to both the rear garden and garage.

The first floor of the property accommodates three bedrooms, including two doubles and a single, each equipped with double-glazed windows for comfort and brightness.

Outside, the property offers off-road parking at the front, along with a small yet easily manageable rear garden.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify

that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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