Rice Chamberlains
ESTATE AGENTS LLP



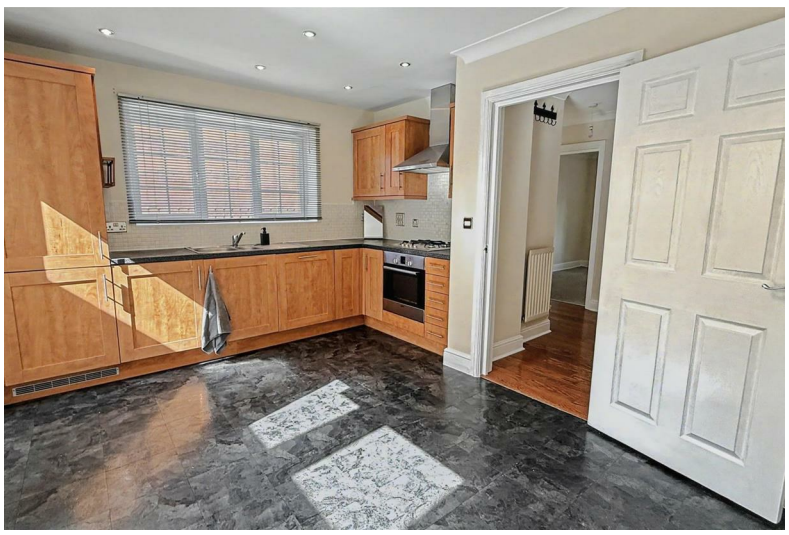
65 Westhill Close

Selly Oak, Birmingham, B29 6QQ

Offers In The Region Of £450,000

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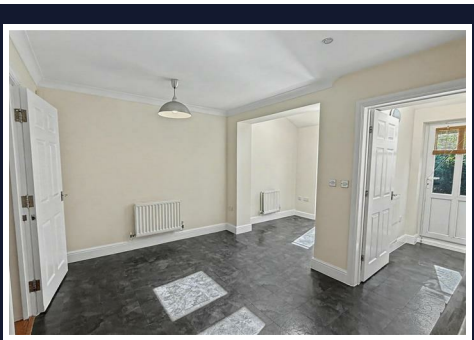


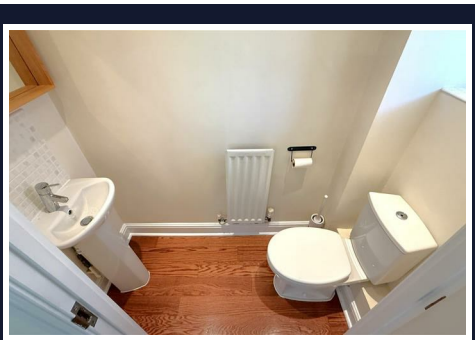


FOUR DOUBLE BEDROOMS | THREE STOREYS | NO UPWARD CHAIN - Tucked away on a quiet cul-de-sac with attractive leafy views to the front, this impressive four-bedroom, three-storey semi-detached home offers spacious and versatile family accommodation in a highly sought-after location. Ideally positioned for a range of local amenities, the property is within easy reach of the Queen Elizabeth Hospital, University of Birmingham, and the popular centres of Selly Oak, Harborne and Bournville, all offering an excellent selection of shops, cafés, restaurants and everyday conveniences. The property is also well placed for highly regarded local schools and excellent transport links, making it ideal for families and commuters alike. Offered to the market with no upward chain, the accommodation briefly comprises: an entrance hallway, guest WC, spacious living room with a large picture window enjoying the pleasant front outlook, an excellent open-plan kitchen/dining room, utility room and a low-maintenance rear garden. In addition, there is a garage to the rear with an allocated parking space. The first floor provides two generous double bedrooms, including a principal bedroom with excellent built-in storage, together with a modern shower room. A further staircase rises to the second floor, where there are two additional double bedrooms and a separate family bathroom, creating flexible accommodation for larger families, guests or those working from home. Properties of this size and specification, particularly in such a convenient location, are rarely available with no chain. Early viewing is highly recommended.

To arrange your viewing please contact our Bournville Sales Team today.







Approach
This three storey four bedroom semi is approached via a rear parking bay and garage and side pathway winds to a composite front entry door opening into:

Entrance Hallway
With hardwood floor covering, stairs with balustrades gives rise to the first floor landing, door opening into useful under stairs storage cupboard, central heating radiator and internal door opening into:

Ground Floor WC
5'11" x 2'10" (1.80m x 0.86m)
With continued hardwood floor covering, frosted double glazed window to the side aspect, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, central heating radiator, tiling to splash backs and recessed spots to ceiling.

Living Room
14'02" x 13'07" (4.32m x 4.14m)
With feature double glazed bay window giving leafy views, inset gas fire with decorative surround and raised hearth, hardwood floor covering, central heating radiator, cornice to ceiling and ceiling light point.

Open Plan Kitchen /Diner
13'07" x 9'04" (4.14m x 2.84m)
L-shaped kitchen with a modern selection of wall and base units with work surfaces over incorporating integrated fridge and freezer, integrated dishwasher, integrated oven and four ring burner gas hob with in-built stainless steel extractor over, double glazed window to the side aspect, tiled splash backs, recessed spots to ceiling and opens into dining area. With tiled floor, central heating radiator, drop down ceiling light point, cornice to ceiling and open walkway into further dining area.

Further Dining Area
7'08" x 6'02" (2.34m x 1.88m)
With double glazed French doors to the rear garden, tiled flooring, central heating radiator, two Velux roof lights and wall mounted light point and door opening into:

Utility
6'09" x5'05" (2.06m x1.65m)
With wall and base units incorporating stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs plumbing facility for washing machine and tumble dryer, wall mounted Vaillant combination boiler, double glazed Velux roof light and double glazed door giving access to the rear garden.

Rear Garden
With a full width patio leading to a low maintenance garden and a picture of brick wall and panel fencing to borders and side access gate to front driveway and leads to the rear garage.

Garage
With a metal up and over door, pitch tiled roof and parking to fore.

First Floor Accommodation
From hallway turning staircase gives rise to the first floor landing with further staircase giving rise to the top floor, central heating radiator, ceiling light point, partial cornice and internal door opening into:

Shower Room
6'10" to window recess x 6'04" (2.08m to window recess x 1.93m)
With a walk-in shower with mains powered shower over, frosted double glazed window to the side aspect, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, central heating radiator, mosai8c tiling to half

wall height and splash backs, tiled floor covering and recessed spots to ceiling.

Bedroom One
12'01" to window recess x 13'08" to rear of wardro (3.68m to window recess x 4.17m to rear of wardrobe)
With double glazed window giving leafy views tot he front aspect, two double walk-in wardrobes, further single walk-in cupboard, central eating radiator and ceiling light point.

Bedroom Two
13'09" max x 9'03" max (4.19m max x 2.82m max)
With double glazed window to the rear aspect, ceiling light point, central heating radiator, door opening into storage cupboard and further door opening into a further cupboard housing the water tank and heating system and two wall mounted light point,

Top Floor Accommodation
From the first floor landing staircase with decorative balustrades gives rise to he top floor landing with loft access point, ceiling light point, partial cornice to ceiling, central heating radiator and internal door opening into:

Bedroom Three
11'06" x 11'03" (3.51m x 3.43m)
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Four
11'09" x 11'03" (3.58m x 3.43m)
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom
5'02" x 6'06" (1.57m x 1.98m)
With a panel bath with hot and cold mixer tap and shower attachment, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, central heating radiator, mosaic tiling to half wall height, tiled floor, double glazed window to the Velux roof light to the side aspect and recessed spotlights.

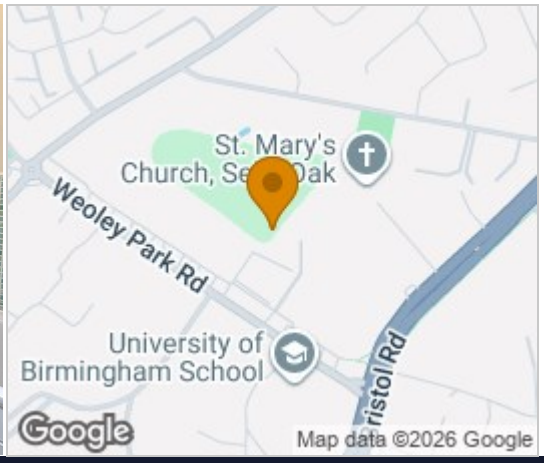














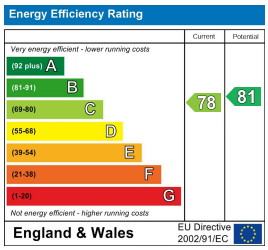
Floor Plan

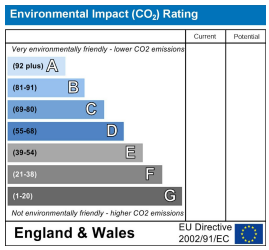


Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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