

Westridge Road,



£360,000

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a sought after part of Moseley. Benefits from having an extension to the kitchen and features a garage. Huge further scope (stpp)

The ground floor begins with a porch providing access into the entrance hallway. Two separate reception rooms along with an extended kitchen/diner with access into dedicated utility room and guest w.c. The first floor provides 3 spacious bedrooms along with a family bath and shower room. This property features a spacious garage with up and over doors. Although extended to the rear, further scope to extended the property to the side (stpp) could convert this property into a larger family home.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links. This property sits approx. 3 miles from Birmingham City Centre.



Westridge Road,

- Semi-Detached
- Garage
- 3 Bedrooms
- Immaculate Condition
- Gas Central Heating
- Rear Extension
- Off-Road Parking
- 2 Reception Rooms
- UPVC Double Glazing
- Chain Free

Hall

Ceiling light, wall mounted radiator, wood flooring

Lounge

15'5" x 11'1" (4.70m x 3.40m)

Double glazed window to front, wood flooring, ceiling light, coving to ceiling, wall mounted radiator

Dining Room

15'5" x 11'1" (4.70m x 3.40m)

Double glazed patio doors to rear garden, wood flooring, ceiling lights, wall mounted radiator, coving to ceiling

Kitchen/Diner

20'4" x 15'1" (6.20m x 4.60m)

Benefitting from having been extended to the rear, double glazed window and door to rear, ceramic floor tiling, worktop, storage cupboards, drainer sink with mixer tap, ceiling downlights, extractor, plumbing for white goods

Utility

13'1" x 5'2" (4.00m x 1.60m)

Dedicated utility area with worktop, storage cupboards and plumbing for white goods

W.C.

Ground floor guest w.c, ceiling light, toilet, tiled flooring

Bedroom 1

13'9" x 11'1" (4.20m x 3.40m)

Double glazed window to front, carpet, ceiling light, coving to ceiling, wall mounted radiator, fitted wardrobe with sliding mirror doors

Bedroom 2

11'1" x 9'10" .98'5" (3.40m x 3.30m)

Double glazed window to rear, ceiling light, wall mounted radiator, coving to ceiling

Bedroom 3

8'6" mx 6'6" (2.60m mx 2.00m)

Double glazed window to front, wall mounted radiator, ceiling light, coving to ceiling, carpet

Bathroom

9'2" x 8'10" (2.80m x 2.70m)

Privacy double glazed window to rear, tiled flooring, bath with shower unit, double shower enclosure with thermostatic shower unit, toilet, ceiling light, extractor

Rear Garden

Patio, fence panels to boundaries, artificial lawn

Garage

14'5" x 7'10" (4.40m x 2.40m)

Up and over door, ceiling light

Directions



Westridge Road,



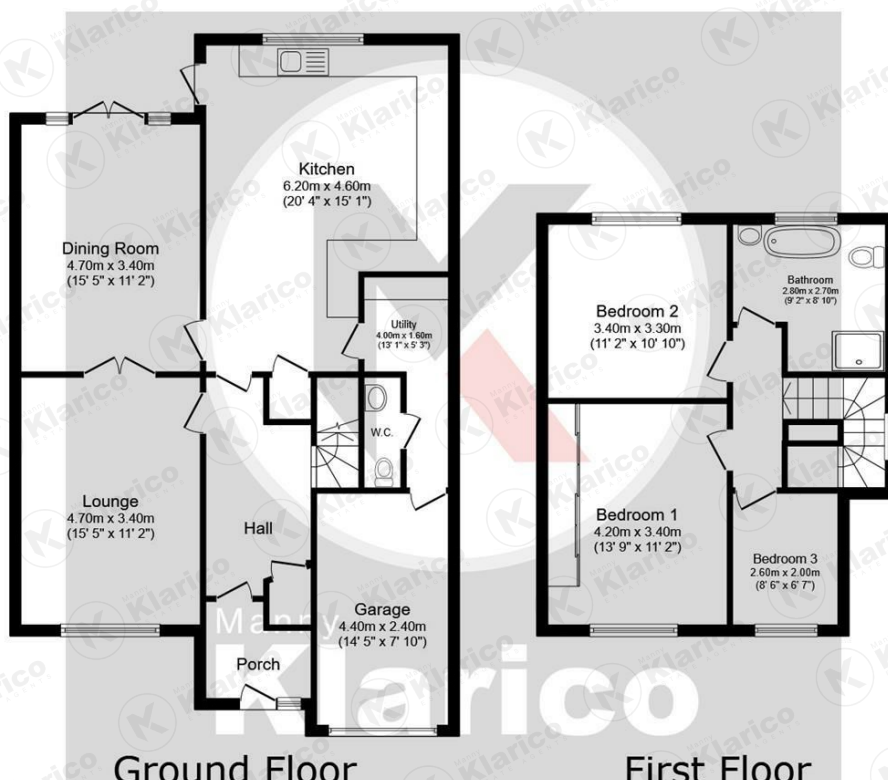
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Ground Floor
Floor area 91.4 sq.m. (984 sq.ft.)

First Floor
Floor area 46.3 sq.m. (498 sq.ft.)

TOTAL: 137.7 sq.m. (1,482 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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