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HERE TO GET you THERE
15 Westcroft Way, Birmingham, B14 4TZ

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Price Guide £290,000

A well presented and much loved three-bedroom semi-detached family home, situated in the popular area of Highters heath. Modern throughout, the property offers well-proportioned accommodation ideal for families, first-time buyers and professionals.

The ground floor comprises a welcoming entrance hall, spacious living room with access to a bright conservatory, and a modern fitted kitchen. Upstairs, there are three good-sized bedrooms together with a contemporary shower room.

The property further benefits from useful storage and a private rear garden. Ideally located close to , a good selection of shops, cafés, restaurants, bars and everyday amenities, as well as convenient transport links into Birmingham City Centre.

The area is well served by a choice of well-regarded primary and secondary schools, making the property particularly appealing to families. With local parks, leisure facilities and amenities all within easy reach, this is a superb modern family home in a highly sought-after location.

There is NO CHAIN

EPC to Follow

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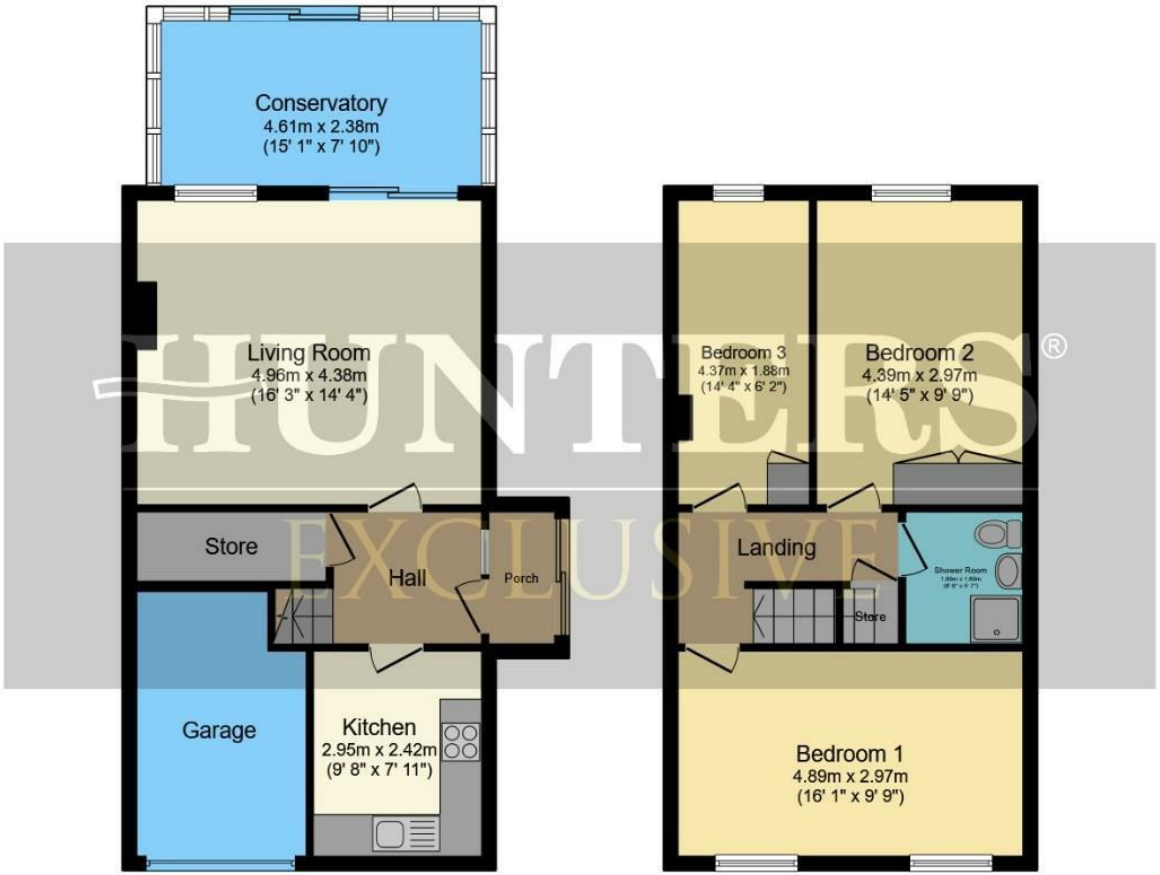
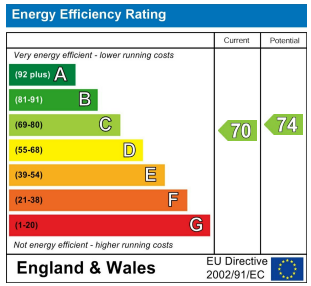
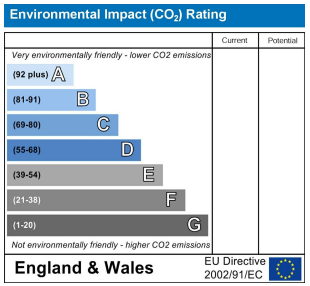


Total floor area 107.4 sq.m. (1,156 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Location
Local everyday shopping, supermarkets, and amenities are conveniently accessible at nearby Maypole ,Kings Heath. Solihull Commuters will benefit from great transport links, including local bus routes on Highters Heath Lane as well as being roughly 2 km from Shirley Train Station for direct routes into Birmingham City Centre and beyond. The area features plenty of nearby green spaces, making it an excellent location for families and professionals alike.

Porch
Positioned side on, the double glazed porch is a pleasant addition to this home.

Entrance hall
The entrance hall offers stairs to the first floor elevation along with a good sized store room (some houses have made this space into a downstairs guest cloakroom)

Kitchen
9'8" x 7'11"
The heart of the home is a cozy, highly functional kitchen that utilizes every inch of space efficiently. Offering a practical layout with everything within easy reach, it features ample cabinetry and counter space, making it an ideal, fuss-free environment for daily meal preparation and has a window overlooking the garden.

Living room
16'3" x 14'4"
The Living room is a light and bright room with sliding doors to the conservatory .

Conservatory
15'1" x 7'9"
Good additional space offering a lovely space to relax and watch the sunset .

Bedroom 1
16'0" x 9'8"

Bedroom 2
14'4" x 9'8"

Bedroom 3
14'4" x 6'2"

Bathroom

Integrated garage

Garden
The lovingly tended garden offers a pleasant and established outdoor space, with decorative brick pathways framing the lawn and well-established borders adding colour and character. To the rear, established greenery discreetly conceals the garden shed.

Vendor view
Absolutely everything I have needed as a home owner has been on my doorstep - from easy walking distance to the local shops, schools for the children and public transport .

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

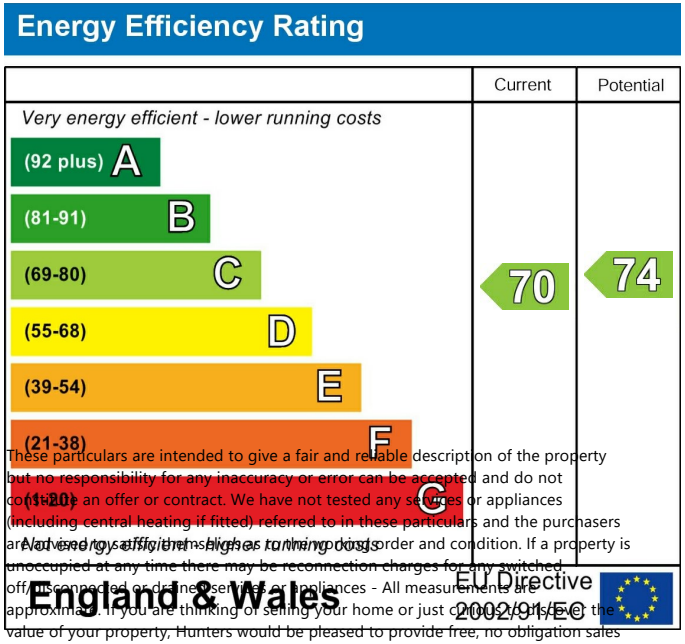
AML
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council tax
C

Referral fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Agents notes
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



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