



CHARTERED SURVEYORS & ESTATE AGENTS



10 Westbourne Gardens | Westbourne Road | Edgbaston | Birmingham | B15 3TJ

Offers in the Region of: £699,950

A four bedroom bungalow situated in a quiet and exclusive residential cul de sac in the heart of Edgbaston. The accommodation extends to approx 2200 sq ft and briefly comprises large front-facing conservatory with family/dining area off, separate kitchen, living room, master bedroom with en-suite, three further bedrooms and a family bathroom. Long driveway, large front garden, small but private rear garden. Potential for two storey development (subject to consents).

SITUATION

Westbourne Road is a well regarded Edgbaston address, conveniently located for Harborne High Street which is less than a mile distant, and Birmingham City Centre which lies approximately a mile and a half to the north east.

SCHOOLS

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Edgbaston High School for Girls which is situated on Westbourne Road approximately 100 yards away. Also nearby is Hallfield Preparatory School, West House, Blue Coat School, St George's School, The Priory School and The King Edward Foundation Schools. Harborne Infant and Junior School at Station Road and Chad Vale Primary and Junior School are also very convenient.

MEDICAL FACILITIES

Superb medical facilities in the area include the recently redeveloped Queen Elizabeth Hospital which provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within a mile, and The Birmingham Children's Hospital and City Hospital are within two and three miles respectively.

SPORTS AND RECREATION

Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, The Archery Tennis Club and the Warwickshire County Cricket Ground are all within two miles of the house. The Birmingham Botanical Gardens are directly opposite the property.

During the past few years, the area around Broad Street, linking Five Ways to the City Centre has been developed and improved

to provide excellent business and recreational facilities. Within a mile stretch can be found the International Convention Centre, with its superb conference facilities and the world-renowned Symphony Hall, home to one of the leading orchestras in Europe. The National Indoor Arena, Birmingham Repertory Theatre, the Hyatt and Marriott Hotels and numerous brasseries, restaurants and coffee shops are all to be found there.

SHOPPING

Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents. More locally, Chad Square is within 400m and has a newsagent, off licence and dry cleaners.

In addition the City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre contains over 140 shops including one of the only Selfridges department stores outside of London and the exclusive Mailbox development which was completed in 2002 is host to a range of designer outlets including Armani and Harvey Nichols.

A superb new Morrisons supermarket is located at Fiveways which is less than a mile away.

TRANSPORT

There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6.

Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up on Westbourne Road itself or via nearby Harborne Road. The rail network can be joined at Fiveways Railway station which is a mile away and is one stop from Birmingham New Street Station.

DESCRIPTION

10 Westbourne Gardens is a spacious bungalow set well back behind a mature hedgerow. The property is approached by a sweeping tarmac driveway with ample parking and lawned areas each side. The accommodation in more detail



comprises:

Conservatory which is an integral part of the house and serves to provide contemporary living space with an abundance of light. The conservatory has UPVC double glazed front door with side window and French doors opening to the front garden, UPVC skylight roofing, central heating radiator, alarm sensor, ceiling light point, two wall light points, two heated towel rails, feature double swing hammock and swing wicker seat.

There is also a separate **Family/Dining Area** with dark wood parquet flooring, central heating radiator, ceiling light point, 8 halogen spots to the ceiling, single glazed sliding window to the kitchen.

Living Room having solid wood door, dark wood parquet flooring, ten halogen ceiling spots, UPVC double glazed French doors to the side and UPVC double glazed floor to ceiling window to the front, four wall lights and gas fed feature fireplace with black marble hearth.

Kitchen with part glazed solid wood door, UPVC double glazed French doors to the rear, UPVC double glazed windows to the rear, grey ceramic tiled floor, sink with drainer unit and mixer tap with a collection of blue and pine fronted base units beneath, further blue and pine fronted base and wall units, blue tiled splashback, built in washer and dryer, Fagor electric oven with four ring gas hob and built in extractor fan over, six halogen ceiling spots, five halogen underlighters, central heating radiator and storage cupboard housing water heater and central heating boiler.

Master Bedroom with solid wood door, dark wood parquet flooring, UPVC double glazed French doors and UPVC double glazed floor to ceiling window to the side, eight halogen ceiling spots, three wall light points, alarm sensor, central heating radiator and door to:

En-Suite with opaque UPVC double glazed window to the rear, peach and black ceramic tiled floor and walls, WC, circular Avante sink with black and gold trim and glass storage shelf below, stainless steel mixer tap, corner shower unit, heated towel rail, ceiling light point, wall light point, extractor fan with pull cord.

Bedroom 2 (formerly the garage) with solid wood door, UPVC double glazed window to the side, two ceiling light points, central heating radiator and storage cupboard housing utility meters.

Bedroom 3 having solid wood door, UPVC double glazed windows to the rear, central heating radiator, ceiling light point, two wall light points and alarm sensor.

Bedroom 4 with UPVC double glazed window to the side, central heating radiator, ceiling light point, wall light point and alarm sensor.

OUTSIDE

To the front of the property is a large lawned area separated by a sweeping tarmac drive. There is a mature hedgerow, giving the property a great degree of privacy, a collection of fruit trees and a foregarden with an array of plants and shrubs. There is also a block paved pathway which stretches around the whole property and an access gate each side. To the one side is again a foregarden and lawned area with mature shrubbery. At the rear is a patio area, raised lawn and an outbuilding with store, WC and shower.

GENERAL INFORMATION

Tenure: The property is understood to be Freehold.

The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

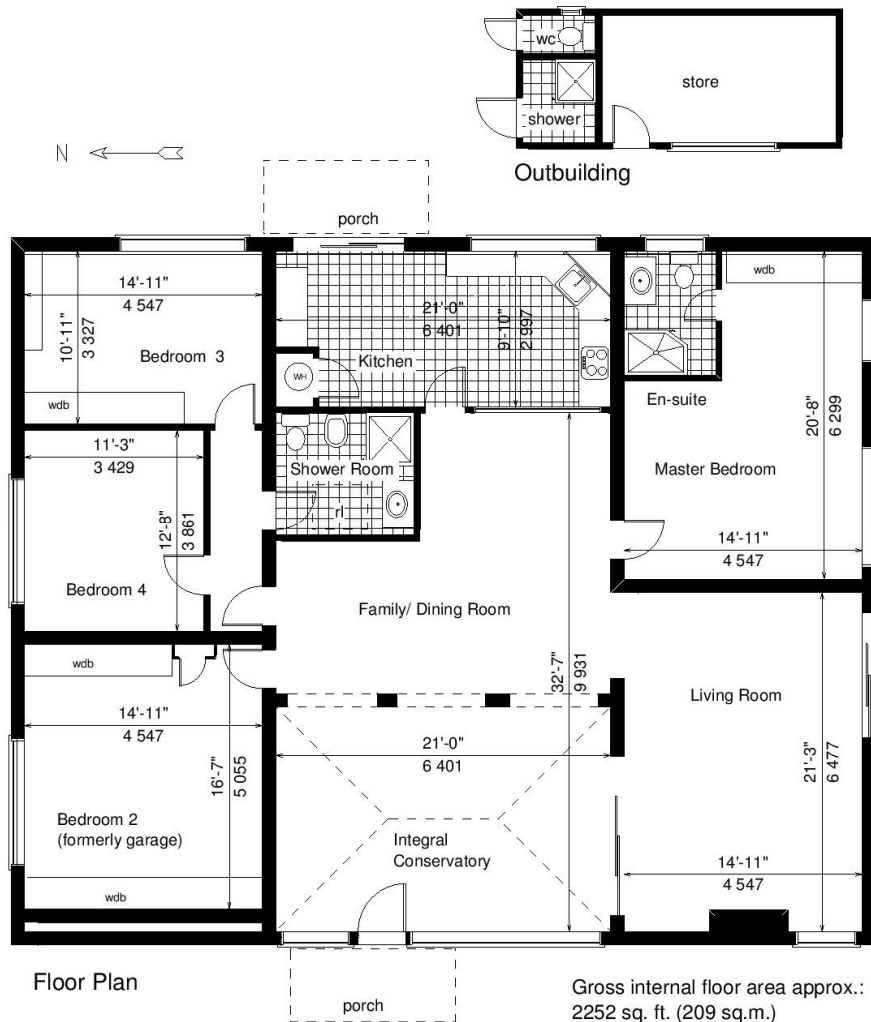
Services: All mains services are understood to be available and connected

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.

Viewing: Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH. Telephone No: 0121 454 6930. Regulated by RICS.



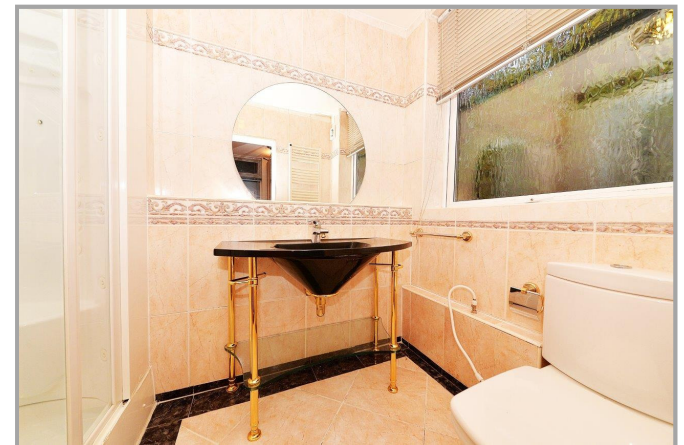
10 Westbourne Gardens B15



Floor Plan

Gross internal floor area approx.:
2252 sq. ft. (209 sq.m.)
(excludes outbuilding)

This plan is provided as an indication of floor layout only, it is not to scale.



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