

**52 Westfield Road, Edgbaston,
B15 3QQ**



The Property

A rare opportunity to purchase a substantial four storey, 7 bed detached property located along the incredibly popular Westfield Road, Edgbaston, with scope for significant refurbishment or redevelopment.

Plot Size – 0.78 acres

Property Size – 4,284 sq ft

Bedrooms – 7

Bathrooms – 3 & W.C

The property has huge potential for redevelopment or significant refurbishment, it is set across 4 storeys (including basement) with various outhouses

The ground floor of the property comprises a vestibule porch, front reception room, kitchen, living room and further reception room, W.C and pantry.

The first floor comprises 4 bedrooms, 2 of which have en-suites. The second floor has 3 further bedrooms.

Additionally, there is a large garden to the rear of the property, 3 outbuildings, a cellar and a large driveway to the front.





3



Location

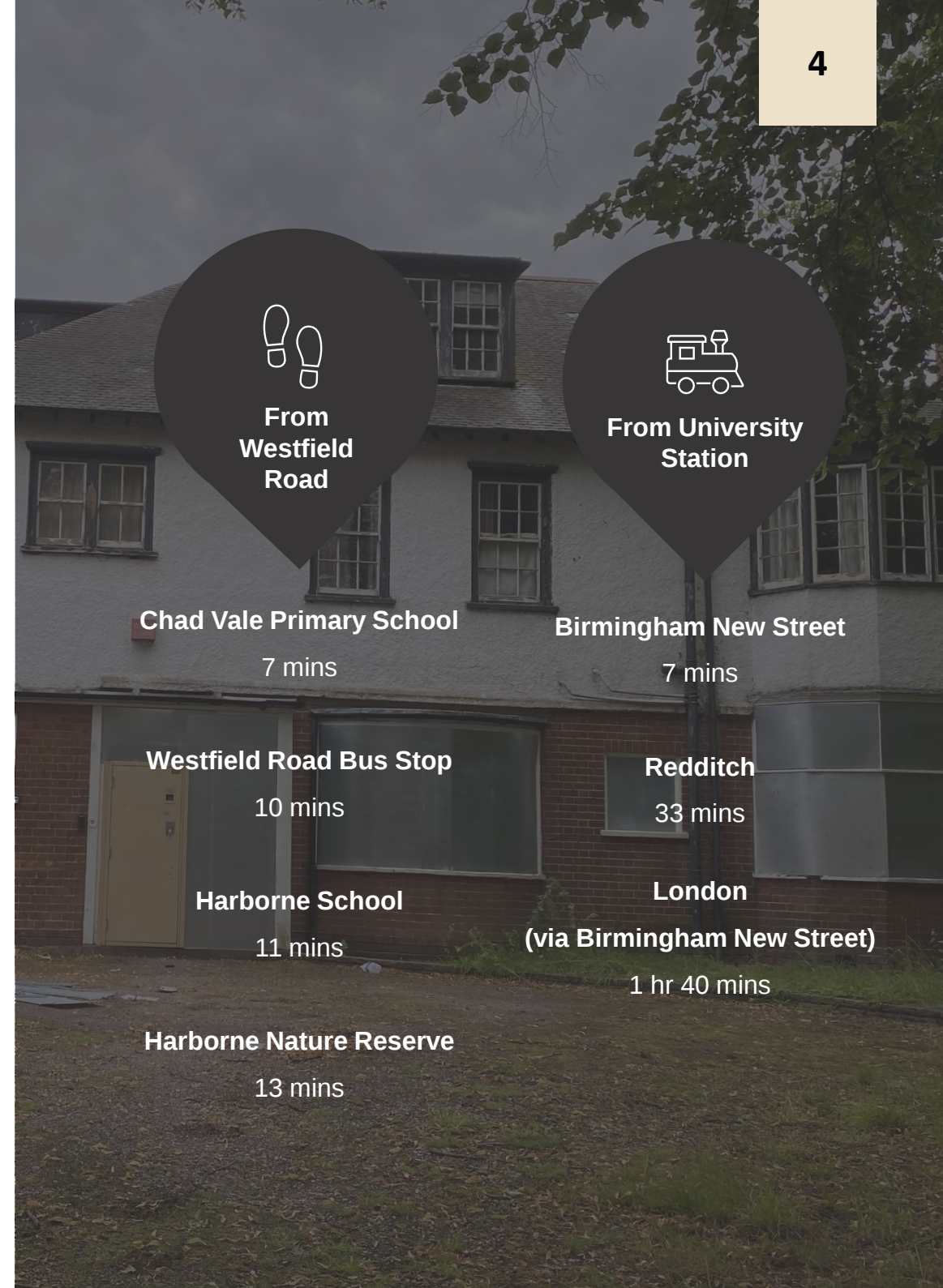
Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within.

The house is set along the sought after Westfield Road and is extremely well placed for access to local amenities within both Edgbaston and Harborne, as well as Birmingham City Centre, which lies only some 3 miles distant.

Harborne High Street is around half a mile away and offers a range of shops including a Marks and Spencer Food Hall and Waitrose as well as a range of convenience shops, in addition to brasseries, restaurants and coffee shops.

The property is ideally located with central Birmingham 2.8 miles away, M5 (J3) 3.5 miles and Birmingham Airport/NEC 12.5 miles (distances approximate).

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools. Chad Vale Primary and Junior School is also very nearby.



Planning

Subject to obtaining all planning and other necessary consents, the property may be suitable for redevelopment, rather than refurbishment.

Interested parties are to make their own enquiries to the local planning authority; Birmingham City Council.

Former Scheme

The property has formerly been granted planning consent subject to conditions in 2015 (we believe that this consent has lapsed and was not implemented)

Local planning authority - Birmingham City Council.

Planning reference number – 2015/07283/PA

Size of proposed property – 12,303 sq ft

Planning for - Demolition of existing dwelling and outbuildings and erection of 1 no. residential dwelling.

It is worth noting that a small area of land to the rear of the garden falls within a protected area.





Further Information

Tenure - The property is offered on a freehold basis, with vacant possession.

Services - All main services are available to the property. However, it is the responsibility of the purchaser to ensure that services are available and adequate.

EPC – E (40) Potential C (75)

Offers

This opportunity is being offered for sale via informal tender. Offers are to be submitted no later than 12pm on Monday 4th September 2023.

Offers in excess of £1,450,000

Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Details of purchasing entity
- Track record (if applicable)
- The conditions attached to the offer
- Timescales proposed to exchange and complete
- Solicitor's details

Offers are to be submitted via email with any supporting information to:

- Charlie.steele@knightfrank.com

Viewings

Viewings for the property are strictly by prior appointment through the vendor's selling agents, Knight Frank LLP.

Under no circumstances must any visits be made to the property without prior authorisation.

CONTACT

We would be delighted to tell you more.

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52 Westfield Road, Edgbaston



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Plotted Scale - 1:2000. Paper Size - A4

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