

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chester Road, Kingshurst, Birmingham, B36 0LG

Offers In The Region Of £270,000



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\*\*\* NO CHAIN \*\* SET BACK ON SERVICE ROAD \*\* SEMI-DETACHED \*\* EXTENDED \*\* NEEDS WORK \*\*\*

This semi-detached property is set back from the main road via the service road and consists of a DRIVEWAY providing off road parking with a garden area to one side, entrance hallway, THROUGH LOUNGE and a further DINING ROOM AREA. Kitchen, UTILITY ROOM, and a single SIDE GARAGE. CONSERVATORY on the rear providing a further seating area, and a private rear garden area. To the first floor there are THREE BEDROOMS (two doubles and a single bedroom) and a family bathroom with a separate WC. Energy Efficiency Rating:- E

### TO BOOK A VIEWING WE NEED

To view this property we will require proof of your ability to move forward. We will be requesting you provide your Agreement in Principle from your mortgage lender. If over 10% deposit is being used we will require proof of the funds.

Your Estate Agents details so we can confirm you are SOLD or under offer, or your memorandum of sale confirming you are sold.

Alongside proof of ID so we know who we will be meeting at the property. Thank You

### Front Garden/Driveway

Paved driveway with a decorative slate edging allowing off road parking for multiple vehicles and access to the garage area. Raised garden laid mainly to lawn with mature flower bed area just below the lounge window. Double glazed door with double glazed windows to either side and above creating a decorative archway allowing access to:-

### Entrance Hallway

16'7" x 6'5" (4.90m x 1.96m)

Stairs rising to the first floor landing area with an open space below, radiator, decorative niche to one wall with a mirror inset, and doors to:-

### Through Lounge

approximately 28' into bay 25'3" to wall x 12' max (approximately 8.53m into bay 7.70m to wall x 3.66m)

Double glazed curved bay window to the front with a bay radiator below, further radiator to one wall, and a brick effect fireplace with display niches inset and an electric free standing fire on the hearth. Carpet to the front of the lounge area, wood effect flooring to the rear of the lounge area. Double glazed sliding patio doors to the rear allowing access to the rear conservatory.

### Conservatory

9'7" x 5'4" (2.92m x 1.63m)

Partly brick built with double glazed windows to the sides and to the rear,

double glazed French style doors to the rear allowing access to the rear garden area, and wood effect flooring.

### Dining Room

14' x 7'4" (4.27m x 2.24m)

Double glazed windows to the side and to the rear, two radiators, under stairs storage cupboard, wood effect flooring and a door to the side into:-

### Kitchen

10' x 7'5" (3.05m x 2.26m)

Range of wall mounted and floor standing base unit with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Extractor canopy over the cooker area, partly tiled walls, wall mounted boiler, double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Opening to the front allowing access to:-

### Utility Room

7'5" x 6'1" (2.26m x 1.85m)

Wall mounted and floor standing units



with a work surface over. Extractor fan to the ceiling area, plumbing for a washing machine and a door to the front into:-

## Garage

**16'6" x 7'5" (5.03m x 2.26m)**

Side garage with an up and over door to the front, electric supply, lighting, and a loft space providing further rafter style storage

## FIRST FLOOR

### Landing

Double glazed window to the side, loft access via the hatch area and doors to:-

### Bedroom One

**15'4" into bay 12'4" to wall x 11'2" (4.67m into bay 3.76m to wall x 3.40m)**

Double glazed curved bay window to the front, and a radiator.

### Bedroom Two

**12'5" x 11'10" (3.78m x 3.61m)**

Double glazed window to the rear, and a radiator.

### Bedroom Three

**9'3" x 7'6" (2.82m x 2.29m)**

Double glazed window to the front, radiator, and a mix of fitted units consisting of wardrobes, shelving, and over head units all handmade

### Bathroom

**6'8" x 6' (2.03m x 1.83m)**

Suite comprised of a panelled bath with an electric shower unit over, and a pedestal wash hand basin. Radiator, partly tiled walls, tile effect flooring, storage cupboard, and a double glazed window to the rear.

### WC

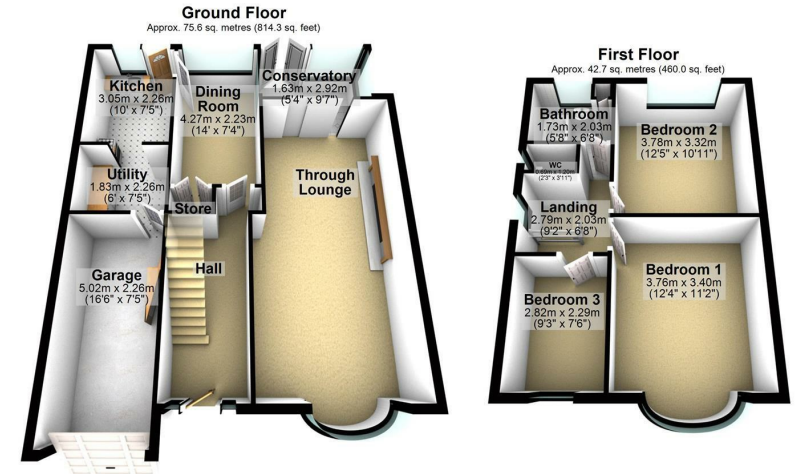
**3'11" x 2'3" (1.19m x 0.69m)**

Low flush WC, tile effect flooring, and a double glazed window to the side.

## OUTSIDE

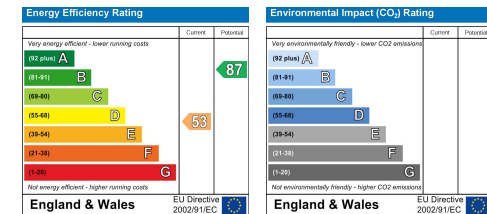
### Rear Garden

Crazy paved rear garden area leading to a lawned area, then a further hard standing area to the rear of the garden. Low wall raised flower beds, fence borders and a storage shed.



Total area: approx. 118.4 sq. metres (1274.3 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.



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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com