



Chester Road, Brownhills



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Offers in excess of £475,000



## Key Features

- Large family home
- Private detached property
- Three double bedrooms
- Family bathroom, ensuite and downstairs w.c.
- Three reception rooms
- Large Kitchen and separate Utility
- EPC rating U
- Freehold





**\*\*VIEWING IS HIGHLY RECOMMENDED FOR THIS LARGE FAMILY HOME\*\*** Goodchilds are pleased to offer for sale this well presented three bedroom detached family home, located in a sought-after area that is conveniently placed for the neighbouring towns of Stonnall, Aldridge, Brownhills, Walsall, Burntwood, Lichfield and Sutton Coldfield. An established family house of surprisingly generous size, well-appointed throughout and benefitting from a low maintenance rear garden.

This detached family home briefly comprises of: porch entrance, hallway, lounge, a second reception room with open plan dining room, large study, kitchen and separate utility area and downstairs w.c. On the first floor is 3 double bedrooms with the main bedroom having an ensuite shower room and walk in wardrobe and a family bathroom. The property benefits from secure off road parking with electric gates, double garage and gas central heating and double glazing throughout,

Council tax band: E

EPC: TBC

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.









### Frontage

Hidden away from view by a mature conifer hedge making the property extremely private. To the rear of the property is a block paved driveway secured by electric gates, offering parking for multiple vehicles and giving access to the double Garage.

### Lounge

Sizeable lounge located at the front of the property with large window allowing in plenty of natural light.

### Reception and Dining Area

Large open plan reception and dining area, the perfect space for entertaining and family dinners.

### Office

Large office space at the rear of the property with two large windows offering views of the rear garden and the driveway.

### Kitchen

Fitted Kitchen with matching wall and base units, tiled splashbacks and contrasting worktops along with a matching breakfast bar. There is a separate utility area with space for two appliances and access to the rear garden.



### Bedroom One

Large double bedroom positioned at the front of the property with built in wardrobes. Off the bedroom is a an ensuite shower room and walk in wardrobe with a connecting door between the two.

### Ensuite

Partially tiled room having walk in shower cubicle with electric shower, a basin and w.c.

### Bedroom Two

Double bedroom positioned at the front of the property, benefitting from built in wardrobes.

### Bedroom Three

Double bedroom positioned at the rear of the property offering views of the rear garden.

### Family Bathroom

Partially tiled family bathroom having bath and separate shower cubicle with mains shower, a built in vanity basin and w.c.

### Rear Garden

Enclosed low maintenance rear garden with access to the garage and gated side access.









Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>m</sup>  
236.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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