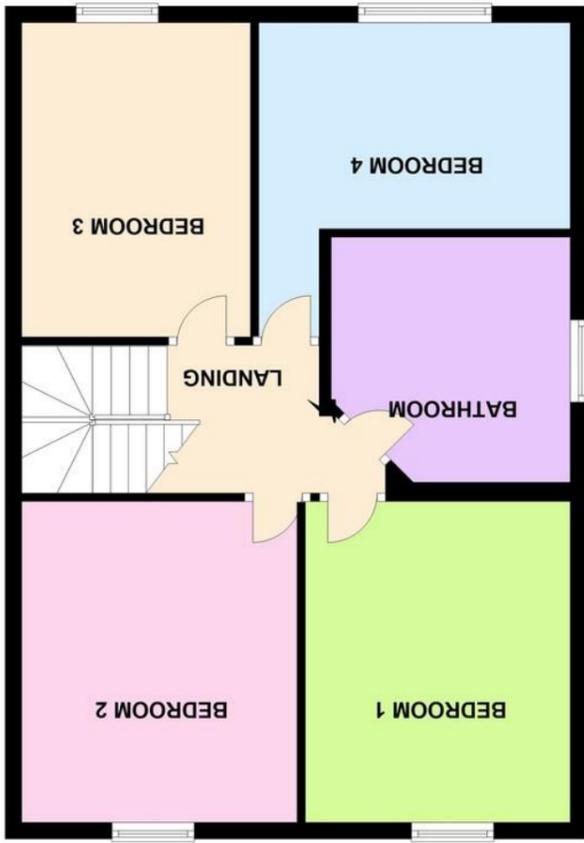
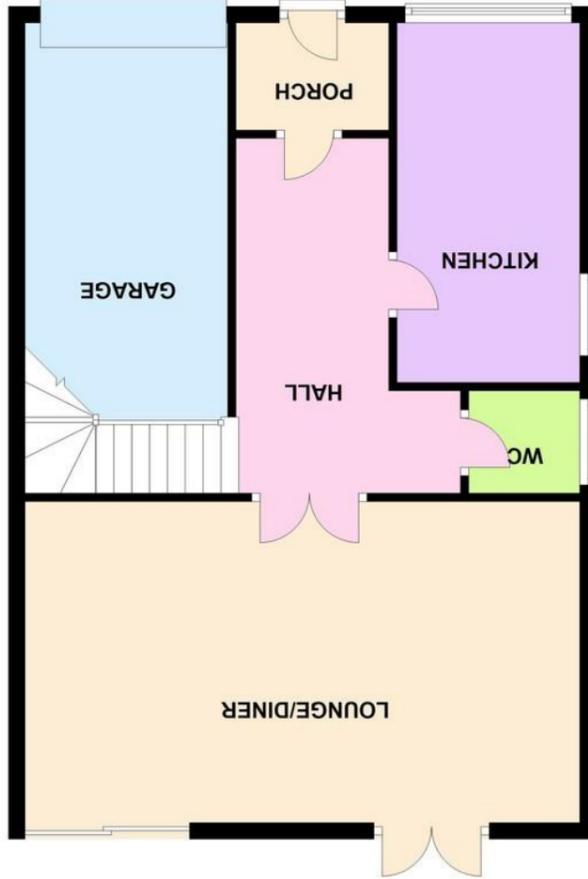


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

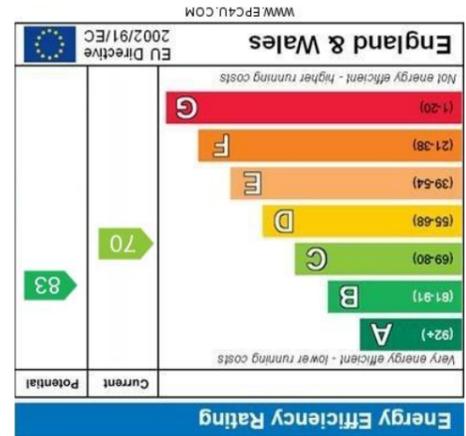


FIRST FLOOR



GROUND FLOOR

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



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- AN IMACULATELY PRESENTED FOUR BEDROOM SEMI
- COMPREHENSIVELY FITTED BREAKFAST KITCHEN
- ATTRACTIVE LOUNGE/DINER
- FOUR EXCELLENT BEDROOMS



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## Property Description

**PRESENTED TO A SHOW HOME SPECIFICATION** - This immaculately presented **FOUR** bedroom semi detached house occupies this pleasant C ul-de-sac location which is conveniently situated for local amenities including local schools and shops with public transport on hand and transport links providing easy access into both Birmingham City Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Entrance porch, welcoming reception hallway, guest wc, superb comprehensively fitted breakfast kitchen, attractive lounge/diner, landing, **FOUR** excellent bedrooms and a well appointed family bathroom with an separate shower cubicle. Outside the property is set back behind a fore garden and driveway giving access to the garage and to the rear is a well maintained landscaped rear garden. **INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED**

**OUTSIDE** To the front the property occupies a pleasant cul de sac position and is set back behind a neat lawned fore-garden with hard standing providing off road parking for two vehicles, access to the garage, pathway, gated access to side, outside light.

**ENTRANCE PORCH** Being approached via composite double glazed reception door with matching side screen with wall light point with complimentary tiled surrounds.

**WELCOMING RECEPTION HALLWAY** A approached via glazed reception door with matching side screen, with stairs off to first floor accommodation, laminate flooring, radiator, coving to ceiling, doors leading off to kitchen, guest cloakroom and double doors to lounge/dining room.

**GUEST CLOAKROOM** Having low flush wc, wash hand basin with chrome mixer tap, complimentary cladding to walls, opaque double glazed window to side elevation.

**FITTED KITCHEN** 15' 11" x 7' 10" (4.85m x 2.39m) Having a comprehensive matching range of high gloss wall and base units with fitted work top surfaces over, incorporating inset fitted halogen hob with extractor hood over, built-in electric cooker below, integrated dishwasher, integral fridge/freezer, integrated washing machine, fitted breakfast bar, feature under plinth lighting, complimentary tiled splash back surrounds, inset sink unit with chrome mixer tap, double glazed windows to front and side elevations, laminate flooring.

**LOUNGE/DINING ROOM** 20' 2" x 12' (6.15m x 3.66m) Having feature chimney breast with inset electric fire, coving to ceiling, laminate flooring, two radiators, double glazed sliding patio door and double glazed French doors giving access to rear garden.

**FIRST FLOOR LANDING** A approached via turning staircase with balustrade, access to loft and doors off to bedrooms and bathroom.



**BEDROOM ONE** 10' 10" x 11' 11" (3.3m x 3.63m) With double glazed window to rear, radiator.

**BEDROOM TWO** 9' x 6' 10" (2.74m x 2.08m) With double glazed window to front, radiator.

**BEDROOM THREE** 10' 10" x 6' 10" max 5' 7" min (3.3m x 2.08m) With double glazed window to front, radiator.

**BEDROOM FOUR** 11' 11" x 9' (3.63m x 2.74m) With double glazed window to rear, coving to ceiling, radiator.

**FAMILY BATHROOM** Being well appointed with a four piece white suite comprising vanity wash hand basin with chrome mixer tap with cupboards and drawers below, closed coupled with low flush wc, double ended panelled bath with chrome mixer tap and telephone shower attachment, full complimentary tiling to walls, enclosed shower cubicle with electric shower over, down-lighting, chrome ladder heated towel rail and opaque double glazed window to side elevation.



**OUTSIDE** To the rear is a very well maintained enclosed rear garden with full width block paved patio, pathway leading to neat lawned garden with fencing and hedgerow to perimeter and pathway with gated access to front.

**GARAGE** 16' 7" x 7' 9" (5.05m x 2.36m) With up and over door to front, light and power, space for tumble dryer and further appliances.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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