

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



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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	
69-80	C		79 C
81-91	B		
92+	A		

Castle Bromwich | 0121 241 1100



- WOW FACTOR
- SHOW STOPPER KITCHEN
- ENGINEERED WOOD THROUGHOUT DOWNSTAIRS
- GARDEN ROOM
- DOWNSTAIRS SHOWER ROOM
- FOUR BEDROOMS

Chester Road, Castle Bromwich, B36 0LE

Offers over £425,000



Property Description

What a fantastic well presented home situated within this sought after location on Chester Road. The home is very welcoming and oozes style and class, the kitchen is a real show stopper with Island being the focal point in the centre of the room, offering velux windows to the ceiling and wrapping round to family room for additional relaxation. This home also offers everything you need with utility, downstairs shower room, cosy lounge to front with bay, four bedrooms, WOW family bathroom with separate shower cubicle, garage to front and spacious garden room with adjoining store room situated at the rear of the well maintained landscaped garden. Located 0.1 mile from local shops, amenities and transport links. DO NOT MISS OUT ON THIS WONDERFUL HOME!

Approached via block drive with ample parking for a selection of vehicles leading to garage door, side access and porch.

Front door leads to hall.

HALL Starts the tour of this fabulous home with engineered wood flooring throughout the downstairs, radiator, stairs to first floor, doors to lounge, dining and kitchen.

LOUNGE 13' 2" x 11' (4.01m x 3.35m) Benefitting from bay window to front, blinds, engineered wood flooring, radiator and oak/glass door.

KITCHEN 25' max 15' 4" min x 12' 1" (7.62m max 4.67m min x 3.68m) This is one fantastic room which is a real show stopper with engineered wood flooring starting with cupboard for coats and shoes, drinks station with composite Quartz top, island in middle of room with Minerva composite Quartz worktop, induction hob, two velux windows, feature lighting, an abundance of units and cupboards, mixer tap with hose attachment, AEG oven, microwave and warming drawer, integrated freezer, integrated dishwasher, double bowl sink, space for fridge freezer, feature radiator, plinth heater and oak/glass door entrance, french doors to garden, spotlighting and is open to:-

FAMILY AREA 17' 8" x 12' (5.38m x 3.66m) Engineered wood flooring, two velux windows, french doors to rear, feature radiator open to:-

DINING AREA 12' 11" x 11' (3.94m x 3.35m) With oak/glass door, engineered wood flooring, feature chimney breast, radiator.

UTILITY 8' 11" x 8' (2.72m x 2.44m) With engineered flooring, sink, worktop, spotlights, oak bifold door to shower and door to side access.

SHOWER ROOM Having tiled flooring, vanity unit and sink, WC, shower cubicle, electric shower, heated towel rail, window to side.

FIRST FLOOR Having spacious landing leading to bedrooms, bathroom.

BEDROOM ONE 13' 3" x 11' (4.04m x 3.35m) With bay window to front, blinds, laminate flooring, radiator and oak door.

BEDROOM TWO 13' 1" x 11' (3.99m x 3.35m) With window to rear, blinds, feature radiator, oak door.

BEDROOM THREE 9' 4" x 8' (2.84m x 2.44m) With window to rear, radiator, blinds, oak door.

BEDROOM FOUR 14' 3" x 5' 3" (4.34m x 1.6m) With triangle window to front, blinds, radiator, oak/glass door.

BATHROOM Is another WOW room with feature bath, double shower cubicle, wood effect tiled floor, mixer shower, tiled feature wall, floating basin with semi pedestal, WC, spotlights, heated towel radiator, mirror, two windows to rear and one to side.

GARDEN ROOM 15' 9" x 12' 3" (4.8m x 3.73m) With french doors to front with two windows, decked porch area, spotlights, laminate flooring, electric sockets adjoining shed.

SHED 12' 3" x 5' 6" (3.73m x 1.68m) Having spotlights, decked flooring, isolator switch.

GARDEN Is well maintained and landscaped with lawn, path leading to garden room, patio area, side access, trees and shrubbery boundaries.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE.
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area -

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to