

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



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Boldmere | 0121 321 3991



- DINING ROOM
- TWO KITCHENS
- NINE BEDROOMS
- CAN BE SPLIT TO SEPARATE OWNERS' ACCOMMODATION
- LIVING ROOM
- OFF ROAD PARKING SPACES AT THE FRONT

Chester Road, Sutton Coldfield, B73 5BJ

Auction Guide Price
 £700,000



Property Description

Welcome to an exceptional opportunity to acquire a stunning detached B&B property nestled in the heart of Sutton Coldfield. Located at 321 Chester Road, B73 5BJ, this charming and versatile residence offers a perfect blend of spacious comfort, great features, and flexible living arrangements-ideal for entrepreneurs, expanding families, or those seeking a lucrative investment.

This impressive property boasts nine generously sized bedrooms, providing ample space for guests, residents, or staff. The three modern bathrooms and an additional separate WC ensure maximum convenience for both residents and visitors, making daily routines smooth and hassle-free. With two fully equipped kitchens and a welcoming dining room, entertaining guests or preparing meals becomes a delightful experience. The large lounge area provides a cosy yet spacious spot for relaxation or gatherings, making this home perfect for hosting friends and family.

The property's standout feature is its versatile layout, including an option to separate three bedrooms with its own kitchen and bathroom, offering exciting options for rental income, guest accommodation, or extended family living. This independent annex can be easily separated from the main house, providing privacy and flexibility to suit your needs.

Outside, the property continues to impress. A vast driveway welcomes you with plenty of parking space, while side access leads directly to the generous rear garden-an idyllic setting for outdoor activities, summer barbecues, or simply enjoying the peaceful surroundings. The lovely patio area is perfect for alfresco dining or relaxing in the sunshine, creating an inviting outdoor lifestyle. Additionally, a separate garage with side drive and access offers secure parking and storage solutions.

The location is truly outstanding, situated in a well-connected area of Sutton Coldfield. You'll benefit from excellent transport links, local amenities, schools, and parks nearby, all within easy reach. Whether you're looking to run a thriving bed and breakfast business, create a spacious family haven, or develop the property further, this location provides the perfect foundation.

321 Chester Road presents a unique and exciting opportunity to own a flexible, and highly functional property in one of Sutton Coldfield's most desirable areas. Its combination of spacious accommodation, excellent features, and prime location makes it an ideal investment or family home. Don't miss out on this chance to make your mark with a property that promises both comfort and potential for growth.

Contact us today to arrange a viewing and discover all the possibilities this wonderful home has to offer!

OUTSIDE TO THE FRONT Large driveway leading to:-

PORCH Double glazed, door leading to:-

HALL Wooden flooring, radiator.

MAIN LOUNGE 11' 10" x 13' 5" (3.61m x 4.09m) Wooden floor, fireplace, radiator, double glazed window.

DINING ROOM 11' 10" x 13' 10" (3.61m x 4.22m) Wood effect floor, radiator and door leading to garden.

MAIN KITCHEN 15' 6" x 16' 11" (4.72m x 5.16m) Sink, units above and below, double oven, four-ring gas hob, extractor fan, extension area of kitchen, a second sink, double doors out into the garden and an electric heater, wood effect floor.

SECOND HALL AREA Having three storage cupboards and wood effect flooring.

BATHROOM 7' 9" x 5' 6" (2.36m x 1.68m) Having shower cubicle, electric shower, toilet, sink, access to the storage area which houses the boiler for the main house.

ANNEX HALL Wood effect floor, door to outside and radiator.

ANNEX KITCHEN 8' 1" x 9' 5" (2.46m x 2.87m) With four ring gas hob, oven, sink, double glazed window and boiler for the annex.

BEDROOM ONE 8' 1" x 11' 4" (2.46m x 3.45m) Radiator, double glazed window.

BEDROOM TWO 7' 10" x 11' 3" (2.39m x 3.43m) Radiator and double glazed window.

BEDROOM THREE 12' 1" x 9' 7" (3.68m x 2.92m) With radiator and double glazed window.

ANNEX BATHROOM 4' 0" x 11' 3" (1.22m x 3.43m) Corner bath with shower, toilet, double glazed window and sink.

Stairs leading to the first floor, carpeted, double glazed window and radiator.

BEDROOM FOUR 11' 7" x 14' 0" (3.53m x 4.27m) Wash basin and double glazed window.

BEDROOM FIVE 11' 10" x 13' 11" (3.61m x 4.24m) Wash basin, radiator and double glazed window.

BEDROOM SIX 8' 10" x 9' 8" (2.69m x 2.95m) Radiator and double glazed window.

BATHROOM 6' 5" x 9' 4" (1.96m x 2.84m) Basin, toilet, double glazed windows and bath with shower.

SEPARATE WC Toilet and basin.

BEDROOM SEVEN 14' 11" x 13' 5" (4.55m x 4.09m) Basin, skylight, wood effect flooring, built-in storage and radiator.

BEDROOM EIGHT 8' 4" x 11' 4" (2.54m x 3.45m) Basin, double glazed window and radiator.

Stairs leading to second floor.

BEDROOM NINE 9' 9" x 10' 11" (2.97m x 3.33m) Skylight.

OUTSIDE TO THE REAR Accessed from the dining room and kitchen, having patio area, lawn, side gate and separate

garage.

GARAGE 20' 4" x 9' 9" (6.2m x 2.97m) Having electric roller shutter.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor, variable in-home
O2, Three and Vodafone - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, CityFibre

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 financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: In accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.