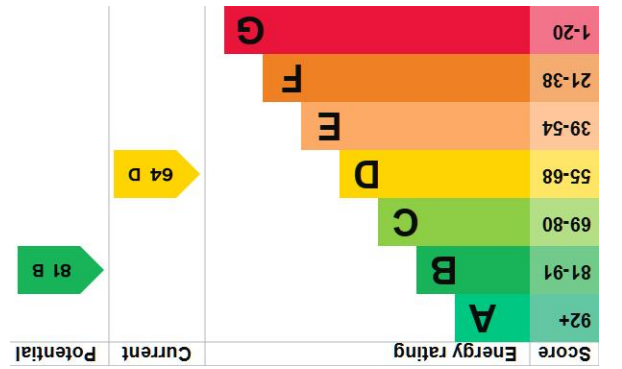


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



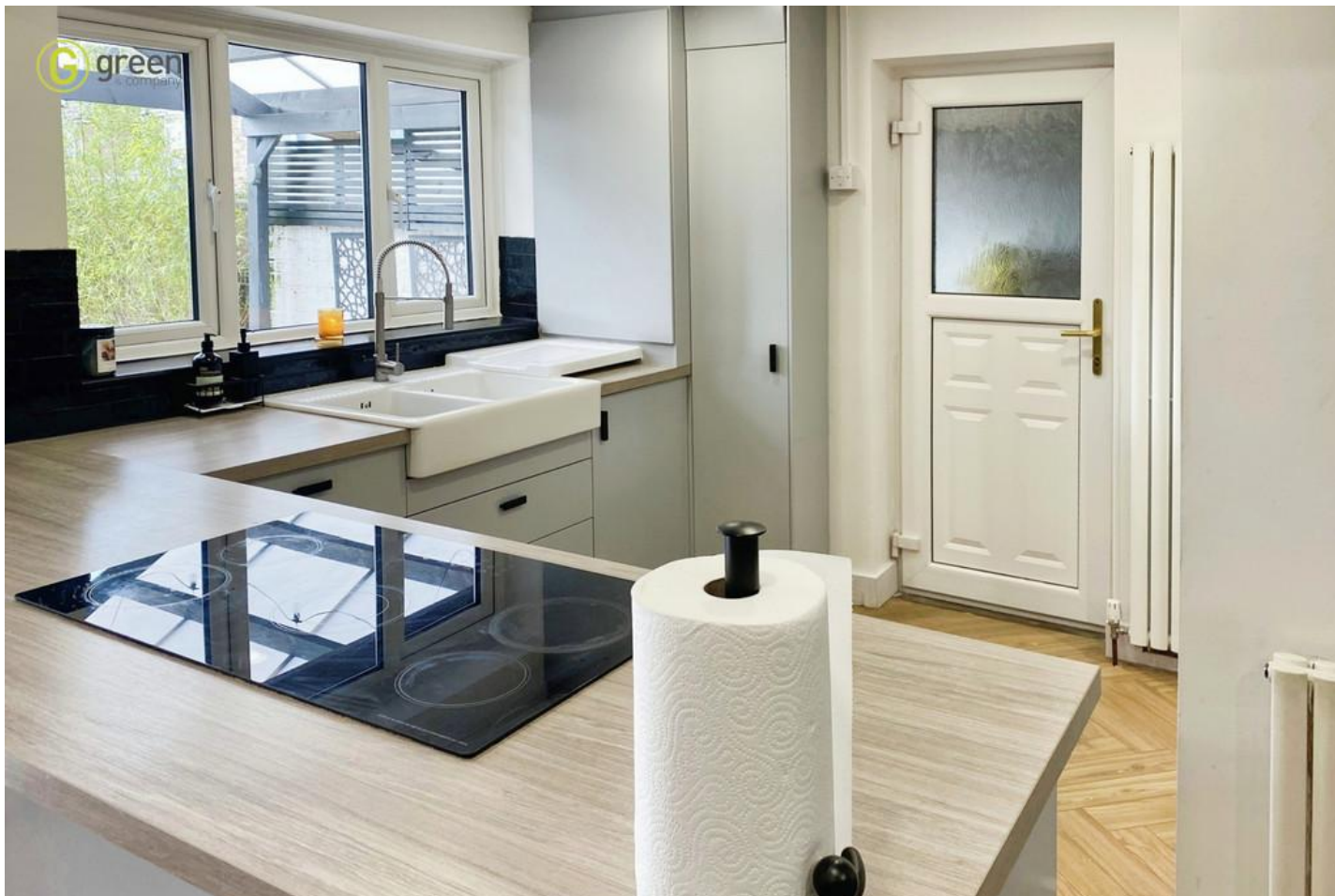
Walmley | 0121 313 1991



- POPULAR RESIDENTIAL LOCATION
- ENCLOSED PORCH WELCOMING RECEPTION HALLWAY
- ATTRACTIVE LOUNGE
- EXTENDED KITCHEN/DINER/FAMILY ROOM

Chester Road, Erdington, Birmingham, B24 0ED

£400,000



## Property Description

Located in this popular residential location is this immaculately presented three bedroom detached family home. Boasting a welcoming reception hallway, a superbly extended modern open-plan kitchen/diner/family room, ideal for hosting and entertaining as well as having a family lounge offering a comfortable space for relaxation. The property features three well-proportioned bedrooms, providing ample space for a family or those seeking extra room as a home office. The newly refurbished bathroom adds a touch of luxury to this already impressive home.

The nearby public transport links make commuting a breeze, while the proximity to schools and local amenities ensures convenience for daily activities.

This well-maintained house is perfect for those looking for a move-in ready property with a contemporary feel. The neutral decor throughout allows for personal touches to be easily added, making it a blank canvas for the new owners to make their mark.

Don't miss the opportunity to own this charming detached home in a sought-after location. Contact us today to arrange a viewing and experience the appeal of this property firsthand.

**OUTSIDE TO THE FRONT** The property is set well back from the road behind a multi vehicle tarmac driveway, with low maintenance shingle garden and covered access to rear.

**ENCLOSED PORCH** Approached by a double glazed composite entrance door with double glazed windows to front and side elevation, meter cupboards and laminate flooring.

**RECEPTION HALLWAY** Being approached by a leaded stained glass reception door with opaque double glazed side screens, wood flooring, staircase flowing off to first floor accommodation, useful understairs storage, radiator and doors off to lounge, open plan kitchen/diner/family room.

**FAMILY LOUNGE** 13' 8" into bay x 11' 11" (4.17m x 3.63m) Having feature brick fireplace with surround and hearth with inset wood burning stove, with feature storage surrounds, double glazed bay window to front, laminate flooring, half panelling to walls, radiator.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

**KITCHEN AREA** 11' 4" x 7' 11" (3.45m x 2.41m) Having being refitted with a bespoke range of wall and base units with work top surfaces over, incorporating inset double porcelain sink unit with hose style mixer tap and tiled splash back surrounds, space for range cooker, fitted hob, utility area having space and plumbing for washing machine and dish washer, feature vertical radiator, double glazed window to rear, opaque double glazed door to covered side entry leading through to dining area.

**DINING AREA** 10' 5" x 12' 10" (3.18m x 3.91m) Having further matching range of wall and base units, space for fridge/freezer, wood flooring, space for table and chairs, door through to guests cloakroom and opening through to family room.

**FAMILY ROOM** 10' 5" x 9' 3" (3.18m x 2.82m) With feature double bi-folding doors giving access out to rear garden, laminate flooring, down lighting.

**GUESTS CLOAKROOM** Being a dual aspect room with windows to front and rear

elevation, being refitted with white suite comprising vanity wash hand basin with chrome mixer tap, low flush WC, part wood panelling to walls, down lighting, feature designer radiator.

**COVERED SIDE ENTRY** 26' x 3' 5" (7.92m x 1.04m) Having opaque double glazed doors to front and rear elevation, range of wall and base units with work top surfaces over.

**LANDING** Approached via a turning spindle staircase with balustrade, glazed window to side, access to loft with pull down ladder and doors off to bedrooms and bathroom.

**BEDROOM ONE** 16' 00" into bay x 10' 4" (4.88m x 3.15m) Having double glazed bay window to front, radiator.

**BEDROOM TWO** 12' 5" x 10' 4" (3.78m x 3.15m) With double glazed bay window to rear, radiator.

**BEDROOM THREE** 8' 4" x 8' 8" (2.54m x 2.64m) Having double glazed bay window to front, radiator.

**BATHROOM** Being luxuriously re-appointed with a four piece white suite comprising panelled bath with mixer tap, vanity wash hand basin with mixer tap and drawers below, low flush wc, stylish shower cubicle with rain water shower and shower attachment, radiator and 2 opaque double glazed windows to rear.

**OUTSIDE TO REAR** There is a landscaped, low maintenance rear garden with full width paved patio with gazebo over, picket fencing with pathway leading to low maintenance Astro turf lawned garden area, with walls and fencing to perimeter, external cold water tap.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Virgin Media, Openreach

**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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