



635 Chester Road, Birmingham, B36 0LN

Offers in excess of £300,000

This beautifully presented Semi Detached MUST BE SEEN!! The property is situated on a slip road just off the main Chester Road and comprises hallway, lounge / diner, kitchen, downstairs w.c, four bedrooms, bathroom, driveway, garage and rear garden. Please call us now to view on 01216795187!!

Front

Drive with gravelled side and lawned area. Composite door to the porch.



Porch

Further door into the hallway

Hallway

Radiator, ceiling light point and stairs to the first floor.

Kitchen

15'8 x 7'10 max (4.78m x 2.39m max)

Double glazed window to the front, fitted kitchen with matching wall, base and drawer units, work surfaces and breakfast bar, stainless steel sink and mixer tap, integrated appliances including a hob, oven, fridge / freezer, dishwasher and washing machine, two ceiling points & tiled to splash prone areas.



Downstairs W.C

Double glazed window to the side, low flush w.c, wall mounted hand wash basin and ceiling light point.

Lounge

11'11 x 20'2 (3.63m x 6.15m)

Double glazed french doors and sliding doors to the rear, electric fire point, two ceiling light points and two radiators.



Bedroom One

10'11 max x 11'11 (3.33m max x 3.63m)

Double glazed window to the rear, ceiling light point and radiator.



Bedroom Two

9'00 x 11'11 (2.74m x 3.63m)

Double glazed window to the rear, ceiling light point and radiator.



Bedroom Three

10'9 x 5'6 (3.28m x 1.68m)

Double glazed window to the front, ceiling light point and radiator.



Bedroom Four

8'11 x 6'10 (2.72m x 2.08m)

Double glazed window to the front, ceiling light point and radiator.



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 Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Bathroom

Double glazed obscure window to the side, low flush w.c, vanity hand wash basin, shower cubicle with shower over, bath with a mixer tap over, spotlights to the ceiling and heated towel rail.



Garage

7'9 x 16'8 (2.36m x 5.08m)

Up & over door, space for white goods, ceiling light point and cold water tap.

Rear Garden

Paved patio area, laid to lawn with side access to the drive.



Further Information

We endeavour to make our sales particulars accurate and



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.