



240 Chester Road, Birmingham, B36 0JE

£350,000

This traditional semi detached home in the heart of Castle Bromwich briefly comprises porch, hallway, two reception rooms, kitchen, conservatory, utility room, further downstairs bedroom/office/playroom, three bedrooms to the first floor and family bathroom. There is a driveway to front and a large rear garden. This is a lovely family home and benefits from NO CHAIN.

Approach

Large gravelled driveway to front providing ample off road parking.

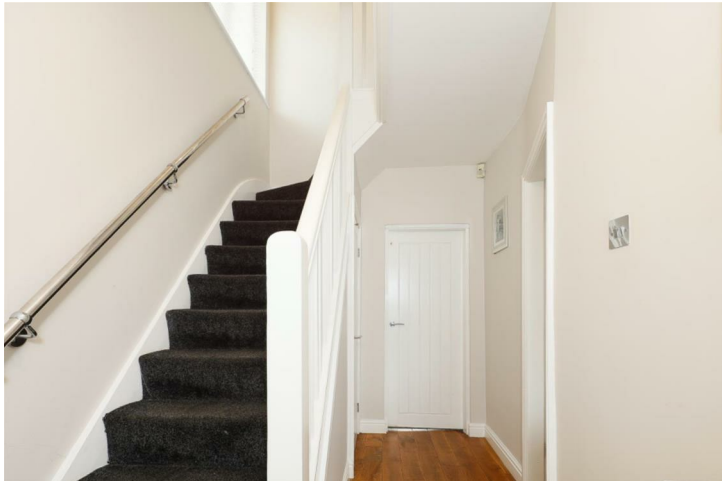


Porch

Double glazed door to front, double glazed windows to front and side.

Hallway

Stairs to first floor accommodation, radiator, understairs storage cupboard and ceiling light point.



Reception Room One

12'05 x 15'03 (3.78m x 4.65m)

Double glazed bay window to fore, ceiling light point and radiator.



Reception Room Two

11'08 x 11'11 (3.56m x 3.63m)

Double glazed sliding patio doors to rear, radiator and ceiling light point.



Kitchen

13'04 x 8'06 (4.06m x 2.59m)

Having a range of matching wall, base and drawer units, stainless steel sink unit with drainer, sky light, space for white goods and spotlights to ceiling.



Downstairs Bedroom /Office/Playroom

14'03 x 5'08 (4.34m x 1.73m)

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

Conservatory

17'09 x 6'08 (5.41m x 2.03m)

Double glazed windows to rear, double glazed door to rear garden and wall light point.



Utility Room

Double glazed door to rear garden, wall mounted central heating boiler, space for white goods and ceiling light point.

Landing

Double glazed window to side, loft hatch with loft ladder and ceiling light point.

Bedroom One

15'04 x 9'10 (4.67m x 3.00m)

Double glazed bay window to front, built in wardrobes, radiator and spotlights to ceiling.



Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)

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



Bedroom Three

7'07 x 6'08 (2.31m x 2.03m)

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



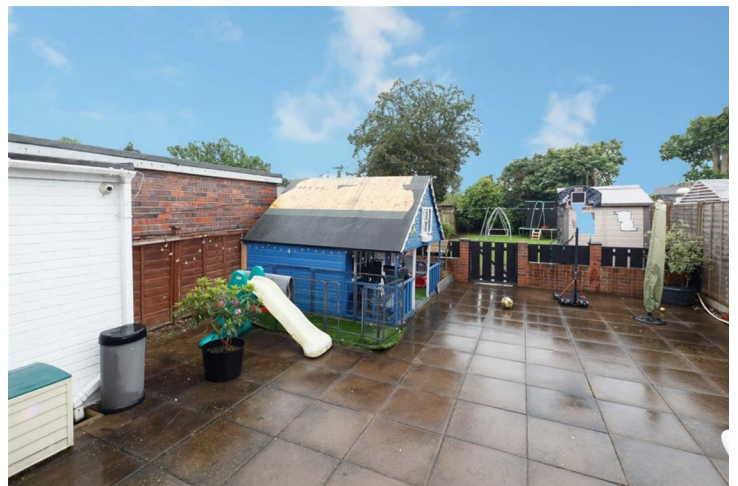
Bathroom

Double glazed window, bath with shower over, low level wc, wash hand basin and ceiling light point.



Rear Garden

Paved patio area and mainly laid to lawn. Enclosed to neighboring boundaries.



Further Information

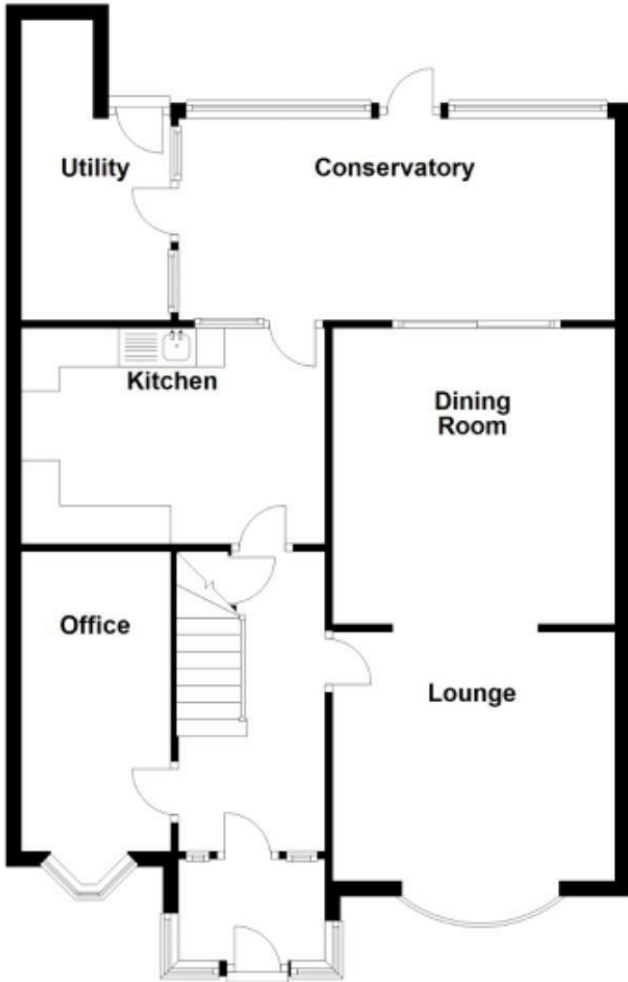
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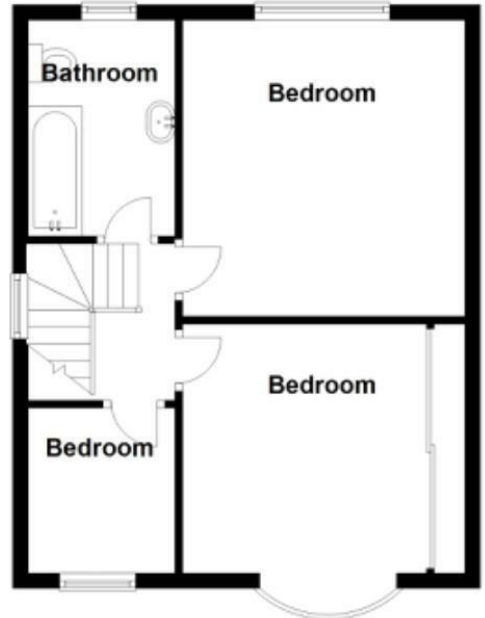
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C
EPC Rating - D

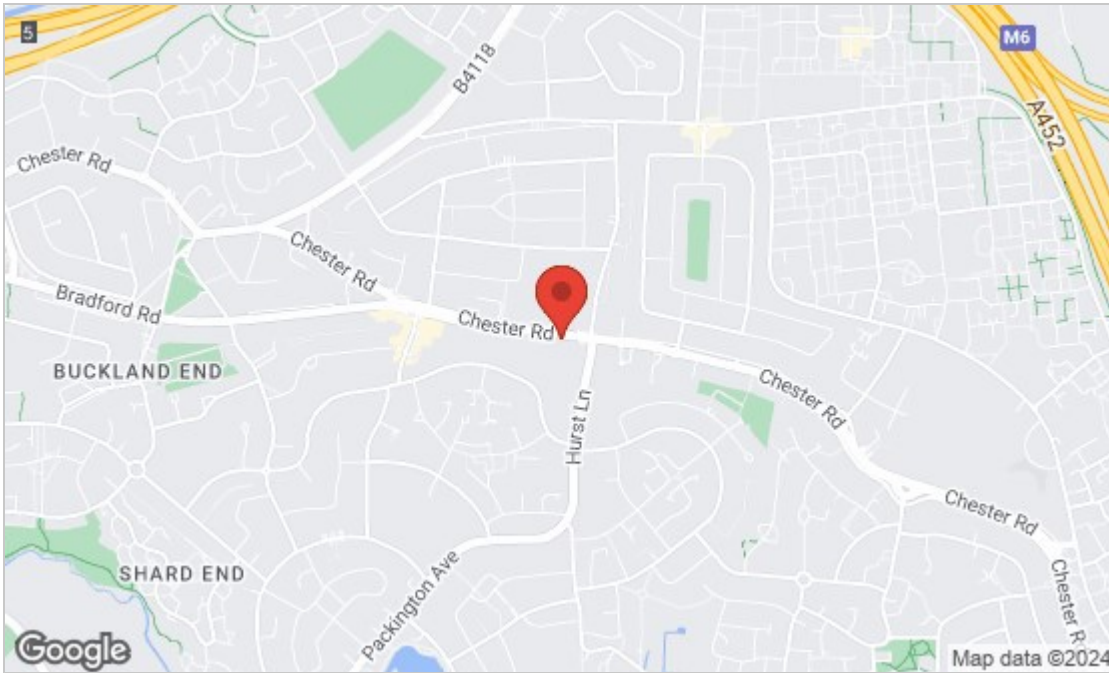
Ground Floor



First Floor



Total area: approx. 120.1 sq. metres (1292.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(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	

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