



## **398 Chester Road, Kingshurst, B36 0LF**

### **Offers over £400,000**

This extended semi detached home situated in a popular location must be viewed . The property briefly comprises porch, hallway, two reception rooms, downstairs shower room and w/c, kitchen/diner/family room, four bedrooms and family bathroom. There is a driveway to the front for ample parking and a good sized rear garden.



## Approach

Via a block paved and stone driveway and side access.



## Entrance Porch

Door to front and spot light to ceiling

## Hallway

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

## Reception One

13'08 x 10'07 max (4.17m x 3.23m max)

Double glazed bay window to front, two radiators and ceiling light point.



## Inner Hallway

Window to front, storage and ceiling light point.

## Reception Two

8'07 x 10'08 (2.62m x 3.25m)

Double glazed window to front, radiator and spotlights to ceiling.



## Downstairs Shower Room

Low level w/c, heated towel rail, hand wash basin with storage below, shower and spotlights to ceiling.

## Kitchen/Diner/Family Room

26'08 max (24'09 to cupboards) x 13'00 max (8.13m max (7.54m to cupboards) x 3.96m max)

Wall base and drawer units, sink with hot tap and drainer, integrated dishwasher, washing machine, fridge freezer, two ovens, microwave, warming drawer and bins. Larder cupboard, island with integrated hob with extractor over, underfloor heating and a AC wall mounted unit, bifold doors to rear, two skylights, radiator and spotlights to ceiling.



## Landing

Stained glass window to front, loft access with integrated loft ladder, radiator and spotlights to ceiling.

## Bedroom One

14'00 into bay x 10'10 max (4.27m into bay x 3.30m max)

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



## Bedroom Two

8'11 x 12'03 max (2.72m x 3.73m max)

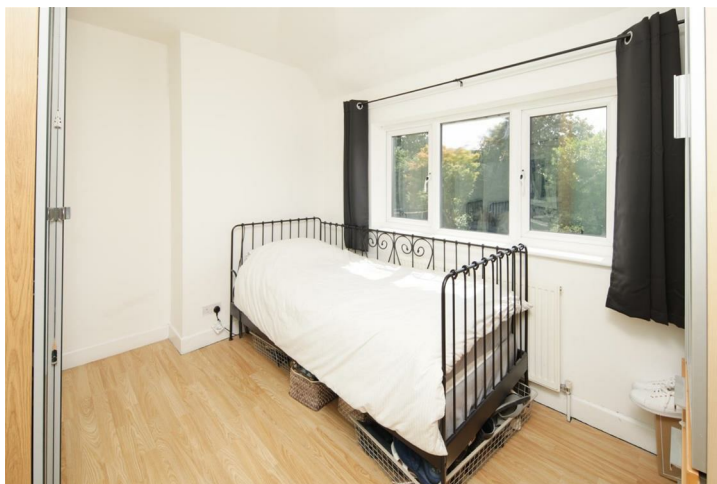
Double glazed window to rear, radiator and ceiling light point.



## Bedroom Three

11'04 x 8'11 (3.45m x 2.72m)

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



## Bedroom Four

7'07 x 9'09 (2.31m x 2.97m)

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

## Bathroom

Double glazed window to rear, panel bath with shower over, sink with built in storage, low level w/c, underfloor heating and ceiling light point.



## Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



## Further Information

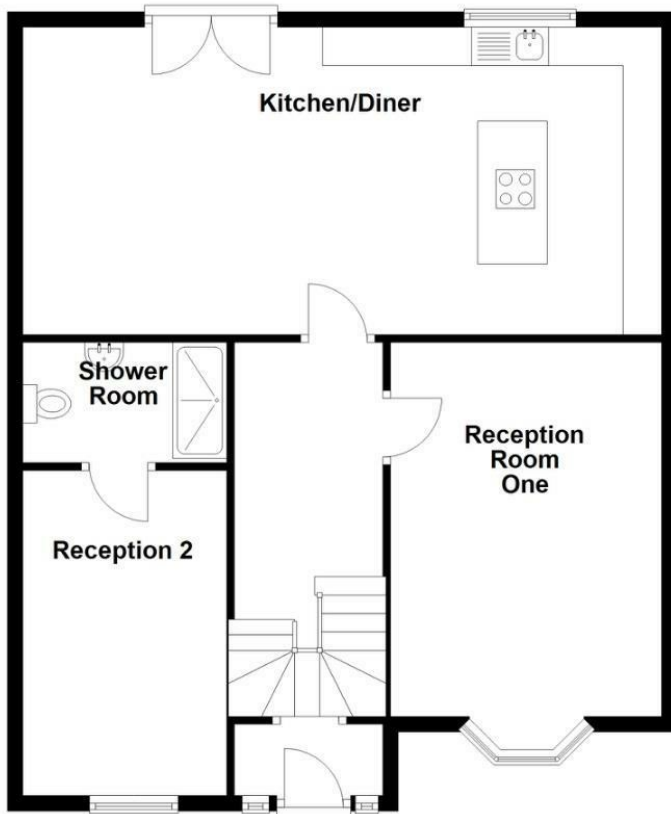
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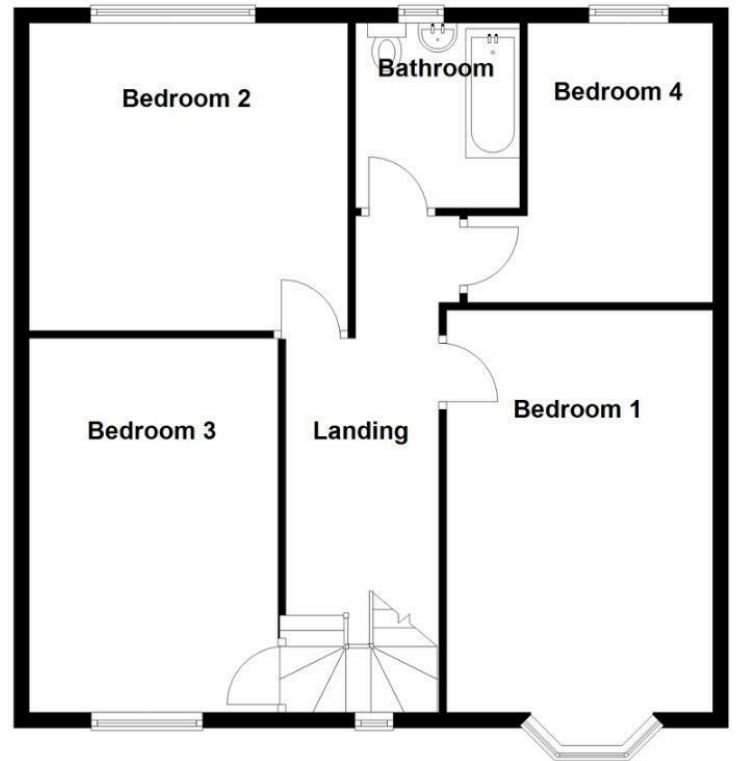
Council Tax Band - D  
EPC Rating - D



**Ground Floor**  
Approx. 851.6 sq. feet



**First Floor**  
Approx. 856.3 sq. feet



Total area: approx. 1707.9 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	84
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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