

RESIDENTIAL SALES, LETTINGS, & PROPERTY MANAGEMENT



35 CHESTERWOOD ROAD
KINGS HEATH
BIRMINGHAM
B13 0QG

GUIDE PRICE £450,000

A traditional style, 4 bedroom detached house in need of upgrading situated in a popular and well regarded road. The property briefly comprises: porch, hall with original style wooden panelling, living room, dining room with french doors opening to a sizeable back garden, breakfast room and kitchen - the kitchen is located in a lean-to positioned between the back wall of the garage and the side wall of the brick built garden store; upstairs there are four well proportioned bedroom, a bathroom and a separate lavatory. The house has gas fired central heating and some PVC double glazed windows. Outside, there is an excellent size south west facing back garden and at the front there is a driveway parking and access to an integral garage. There is NO UPWARD CHAIN.



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FRONT

A dropped curb gives access to a paved driveway, fencing to one side boundary, planted bed to the other and a wall to the front boundary, lawn, planted bed, wooden and glazed double garage doors, gate giving side access, and wooden and glazed double doors give access to the porch.

PORCH

Ceiling light point, an original style wooden and stain glass door with an adjacent wooden and stained glass side panel gives access to the hall.

HALL

Ceiling light point, single panel radiator, carpeted stairs to the first floor landing, decorative original style wooden panelling, carpeted floor and doors to the living room, dining room, kitchen and under stairs store.

LIVING ROOM 17' 4" into bow window x 11' 5" (5.29m x 3.48m)

PVC double glazed bow window to the front elevation, ceiling light point, double panel radiator, an original style fire place with tiled surround and hearth and a carpeted floor.

DINING ROOM 14' 1" x 11' 5" (4.30m x 3.47m)

Wooden and double glazed doors with top lights and adjacent side panels to the rear elevation, ceiling light point, double panel radiator, an original style fire place with tiled back and wooden surround and a carpeted floor.

BREAKFAST ROOM 9' 10" x 9' 11" (2.99m x 3.03m)

Wooden and glazed window to the rear elevation, ceiling light point, an original style fireplace with tiled hearth and surround, wall mounted gas fired central heating boiler, single panel radiator, doors to a pantry having ceiling light point, shelving and plumbing for an automatic washing machine and a wooden and glazed door to the scullery.

KITCHEN/LEAN TO 8' 0" x 5' 2" (2.44m x 1.58m)

Wall mounted light point, a wooden and glazed roof, single bowl single drainer sink unit with wall mounted taps, gas cooker, tiled splash backs, plumbing for a dishwasher, vinyl floor and a wooden and glazed door to the side elevation.



FIRST FLOOR LANDING

Original style stain glass window to the side elevation, ceiling light point, loft access point, a single panel radiator, carpeted floor and doors to four bedrooms, bathroom a separate W/C and airing cupboard housing the hot water cylinder.

BEDROOM ONE 13' 10" into bow window x 11' 5" (4.22m x 3.49m)

Wooden and glazed leaded bow window to the front elevation, two ceiling light points, double panel radiator, an original style fire place with tiled back and hearth and a carpeted floor.

BEDROOM TWO 13' 5" x 11' 5" (4.08m x 3.48m)

PVC double glazed window to the rear elevation, ceiling light point, a single panel radiator, an original style fireplace with tiled back and hearth and a carpeted floor.

BEDROOM THREE 9' 9" x 9' 11" (2.98m x 3.02m)

Wooden and glazed leaded window to the rear elevation, ceiling light point, single panel radiator and a carpeted floor.

BEDROOM FOUR 10' 9" x 7' 9" (3.27m x 2.37m)

Wooden and glazed leaded window to the front elevation, ceiling light point, single panel radiator and a carpeted floor.

BATHROOM 5' 5" x 7' 1" (1.66m x 2.16m)

Wooden and glazed leaded obscured glass window to the front elevation, ceiling light point, bath with panelled side and mixer tap with shower connector, pedestal wash hand basin, single panel radiator and a carpeted floor.

SEPARATE W/C 2' 7" x 4' 11" (0.78m x 1.49m)

Wooden and glazed obscured glass window to the side elevation, ceiling light point, low level W/C with high level cistern and a carpeted floor.

GARAGE 15' 0" x 8' 5" (4.57m x 2.56m)

Ceiling light point, wall mounted electricity meter, electricity consumer unit, gas meter and the water meter.

GARDEN

Fencing to side and rear boundaries, paved patio, planted beds and borders and a brick built outhouse. At the side of the property there is a paved path gives access to the front elevation and there are doors to the garage, brick built store and an outside toilet. and a gate giving access to the front.

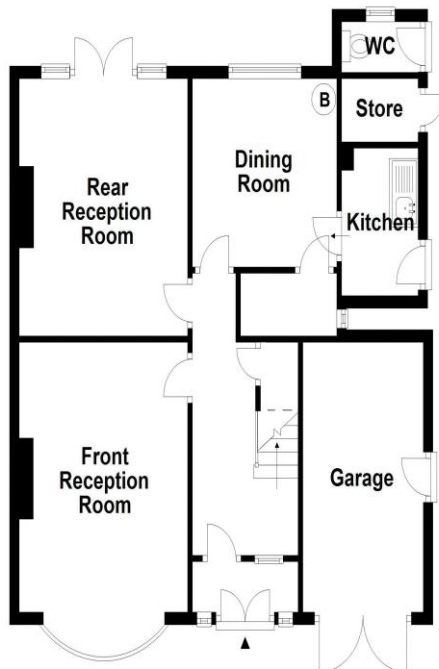




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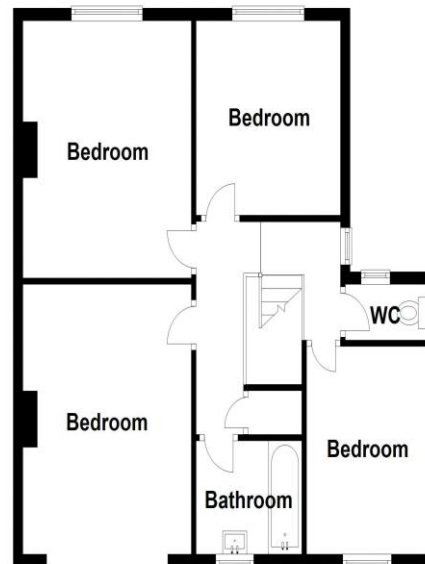
Ground Floor

Approx. 71.6 sq. metres (770.4 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.9 sq. feet)



Total area: approx. 135.9 sq. metres (1462.3 sq. feet)
Not to scale. For illustrative purposes only

VIEWINGS:- If you would like to book a viewing for this property please contact us.

PLEASE NOTE:- (1) These sale particulars are for guidance only, and Glovers Estate Agents cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (2) A purchaser must obtain verification on any point of importance or concern. (3) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings. (4) Glovers Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose; purchasers are advised to obtain verification from their solicitor or surveyor. (5) References to the tenure of a property are based on information provided by the seller; we will not have seen the title documents; purchasers must therefore obtain verification on tenure from their solicitor. (6) Items shown in photographs are not included in the sale unless specifically mentioned within the sale's particulars; certain items may be available by separate negotiation. (7) Purchasers must check the availability of the property before travelling to see it, and before making an appointment to view.

TENURE:- The seller advises us that the property is Freehold. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the vendor's solicitor, and purchasers must verify tenure details through their solicitor / conveyancer.

COUNCIL TAX BAND:- E

FIXTURES AND FITTINGS:- All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

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