



Connells

Chestnut Drive
Erdington Birmingham

Chestnut Drive Erdington Birmingham B24 0DR

for sale offers over
£350,000



Property Description

Connells are pleased to present this wonderfully spacious three bedroom semi-detached house located in a sought after location. The home boasts three reception rooms with one offering multi-purpose use for home working or even to turn into a ground floor bedroom subject to changes made. There is a fully fitted kitchen with utility room to the side and guest WC. The lounge is situated at the rear and has undergone extension and there is a formal dining room to the front with feature bay window and fireplace. The first floor offers three double bedrooms along with spacious family bathroom. Outside is a well maintained enclosed rear garden along with front driveway and access to internal garage. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the front door the property comprises:

Entrance Porch

With double glazed windows to the front and sides, double glazed UPVC door to the front and feature solid oak door to the entrance hall

Entrance Hall

With radiator, stairs to the first floor, under stairs cupboard and doors to:

Dining Room

10' 11" MAX x 15' 7" INTO BAY (3.33m MAX x 4.75m INTO BAY)

With feature fireplace with gas fire installed,

radiator and double glazed bay window to the front

Living Room

20' 10" MAX x 10' 11" MAX (6.35m MAX x 3.33m MAX)

With two radiators, fireplace with gas fire installed and feature surround and double glazed patio doors to the garden

Kitchen

7' 10" MAX x 16' 4" MAX (2.39m MAX x 4.98m MAX)

Fully fitted kitchen comprising a range of wall and base units with worktops over, ceramic sink and drainer, space for freestanding Rangemaster style cooker, space and plumbing for dishwasher and fridge-freezer, radiator, dining area, double glazed window to the rear and door to the utility

Utility

5' 11" MAX x 19' 2" MAX (1.80m MAX x 5.84m MAX)

With space and plumbing for washing machine and tumble dryer, wall mounted CH boiler, double glazed windows to the rear and side, door to the garden and internal doors to the study and guest WC

Guest Wc

With low level WC and wash hand basin

Study

7' 1" x 8' 11" (2.16m x 2.72m)

With double glazed window to the side and door to the garage

First Floor Landing

With stairs from the ground floor, feature stained glass window to the side, loft hatch with pull down ladder giving access to fully boarded and carpeted loft with lighting and doors from the landing to:

Bedroom One

8' 10" TO WARDROBES x 15' 1" INTO BAY (2.69m TO WARDROBES x 4.60m INTO BAY)

With radiator, fitted wardrobes and double glazed bay window to the front

Bedroom Two

12' 2" PLUS BAY x 10' 11" MAX (3.71m PLUS BAY x 3.33m MAX)

With radiator and double glazed feature box bay window to the rear

Bedroom Three

13' 5" SOME RESTRICTED HEAD HEIGHT x 7' 10" (4.09m SOME RESTRICTED HEAD HEIGHT x 2.39m)

With radiator, double glazed window to the front and walk in wardrobe area

Bathroom

Refitted and fully tiled suite comprising double corner shower cubicle, low level WC, wash hand basin, built in storage, radiator with towel rail, vents to wall and double glazed windows to the side and rear

Garage

7' 3" MAX x 7' 3" MAX (2.21m MAX x 2.21m MAX)

Partially converted to provide the study the garage now offers a storage space with rolling electric door to the front, power and lighting

Outside

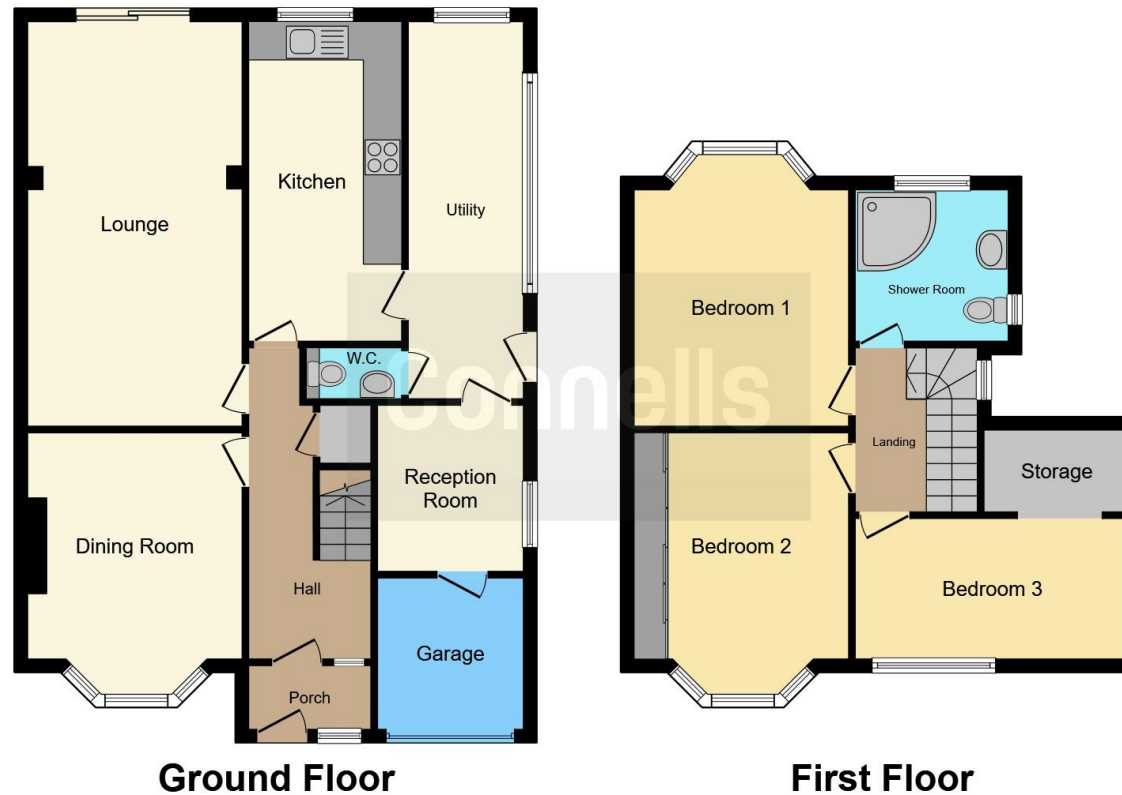
To the front is a paved driveway providing off-road parking for several vehicles.

To the rear is a fully enclosed and well established garden with patio areas, laid to lawn, two sheds, external tap and shrubs to borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

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Tenure: Freehold



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