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Chester Road Erdington Birmingham B23 5TE

for sale offers over
£300,000



Property Description

A deceptively spacious four-bedroom Victorian end terrace home. Located close to main road and rail transport links giving easy access into Birmingham city centre via bus, road and train and in return to Sutton Coldfield and Lichfield town. The property has easy access to shopping facilities and despite being set on the main road is surprisingly peaceful when inside the property. There is a rear garage providing off-road parking. The accommodation comprises an entrance vestibule and reception hallway, excellent sized family lounge with walk-in bay window and separate rear sitting room, a modern fitted dining/kitchen with space for a table. There is a ground floor guest WC. There are three double bedrooms on the first floor and further fourth single bedroom and a family bathroom. The property benefits from having gas central heating and double glazing and a good-sized rear garden.

Entrance Vestibule

Having composite door to the front giving access into the vestibule area with internal single glazed door giving access into the reception hallway.

Reception Hallway

Having single glazed window over the door, feature archway, radiator to wall. Stairs lead to the first floor landing. Door leads off to an understairs storage cupboard providing excellent storage space and doors give access into the lounge, the dining room,

kitchen and the ground floor guest WC.

Family Lounge

14' 9" to include the recess x 13' plus the bay (4.50m to include the recess x 3.96m plus the bay)

Having double glazed walk-in bay window to the front, radiator to wall, gas fire point, coving to ceiling and cupboard to wall housing the electricity meter.

Sitting Room

13' 4" to include the recess x 12' 11" (4.06m to include the recess x 3.94m)

Having double glazed window to the rear overlooking the rear garden, gas fire to wall, coving to ceiling, radiator to wall, TV aerial point and ceiling rose.

Guest WC

Having low level flush WC, wall mounted wash hand basin, tiled splash back, frosted double glazed window.

Dining/Kitchen

12' 3" x 10' 9" (3.73m x 3.28m)

Being a modern fitted kitchen. Having fitted base units with work surfaces over and fitted matching wall units. Double glazed window to the side, stainless steel sink and drainer unit with mixer tap over, cupboards under and splash back tiling. Built-in cooker hood and extractor fan, space for a dual fuel range cooker, space for a fridge/freezer, radiator to wall, space and plumbing for a washing machine, tiled floor and space for a table. Double glazed door gives access to the rear garden.

First Floor Landing

Having radiator to wall and doors off to the four bedrooms and the family bathroom.

Bedroom One

15' 1" x 13' 1" (4.60m x 3.99m)

Having double glazed window to the front, radiator to wall, coving to ceiling and built-in double wardrobe.

Bedroom Two

14' 5" to the front of the chimney x 13' (4.39m to the front of the chimney x 3.96m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and built-in double wardrobe with cupboard over.

Bedroom Three

11' 4" maximum x 10' 9" (3.45m maximum x 3.28m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and cupboard to wall housing the wall mounted central heating boiler.

Bedroom Four

9' 5" x 6' 2" (2.87m x 1.88m)

Having double glazed window to the front and radiator to wall.

Family Bathroom

Comprising a three-piece bathroom suite having P shaped bath with taps over, wash hand basin, low level flush WC, frosted double glazed window to the side, part tiling to walls and radiator to wall.

Outside Front

Having front buffer garden with pathway leading to the front of the property.

Rear Garden

Being an excellent sized rear garden. Having steps down and patio area. There is a garden laid to lawn, fencing to the side and rear. Pathway leading to the end of the garden. Various plants and shrubs and access to the rear garage.

Rear Garage

The garage is un-measured. The property benefits from rear garage parking and storage with access to parking facilities.









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 Council Tax
 Band: C

Tenure: Freehold

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