



Chester Road, Streetly  
Sutton Coldfield, B74 2HS

**Offers Over £375,000**

Welcome to Chester Road, a unique and quirky three bedroom link detached family home situated within close proximity of Sutton Park, reputable local schools and having good transport links nearby.

The property comprises a porch, leading to a welcoming entrance hall, which has doors off to the ground floor WC and kitchen/breakfast room, and a useful storage cupboard. The spacious kitchen/breakfast room which also opens into the dining area has a range of matching wall and base units, island with fitted hob, double glazed window to the rear garden, access to the side passage and stairs leading to the lower ground floor, where a relaxing and sizable lounge and conservatory awaits.

The first floor has three bedrooms, with the master bedroom having an en-suite shower room, and a modern family bathroom with underfloor heating and an airing cupboard housing the boiler.

To the front of the property is a block paved driveway, and to the rear is an enclosed garden, with patio area, lawn, and fenced/shrubbery borders.

Internal viewing highly recommended to fully appreciate the space and size of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### Ground Floor

**Entrance Porch 3' 3" x 9' 9" (0.99m x 2.97m)**

**Entrance Hall 8' 7" x 6' 7" (2.61m x 2.01m)**

**Kitchen/Breakfast Room 16' 1" x 17' 5" (4.90m x 5.30m)**

**Dining Area 15' 5" x 7' 3" (4.70m x 2.21m)**

**WC 5' 6" x 2' 7" (1.68m x 0.79m)**

**Side Passage 15' 0" x 3' 4" (4.57m x 1.02m)**

### Lower Ground Floor

**Lounge 15' 4" x 17' 3" (4.67m x 5.25m)**

**Conservatory 8' 10" x 16' 5" (2.69m x 5.00m)**

### First Floor

**Bedroom One 11' 9" (max) x 10' 7" (3.58m x 3.22m)**

**En-Suite 5' 2" x 5' 1" (1.57m x 1.55m)**

**Bedroom Two 10' 8" x 10' 7" (3.25m x 3.22m)**

**Bedroom Three 9' 0" x 6' 7" (2.74m x 2.01m)**

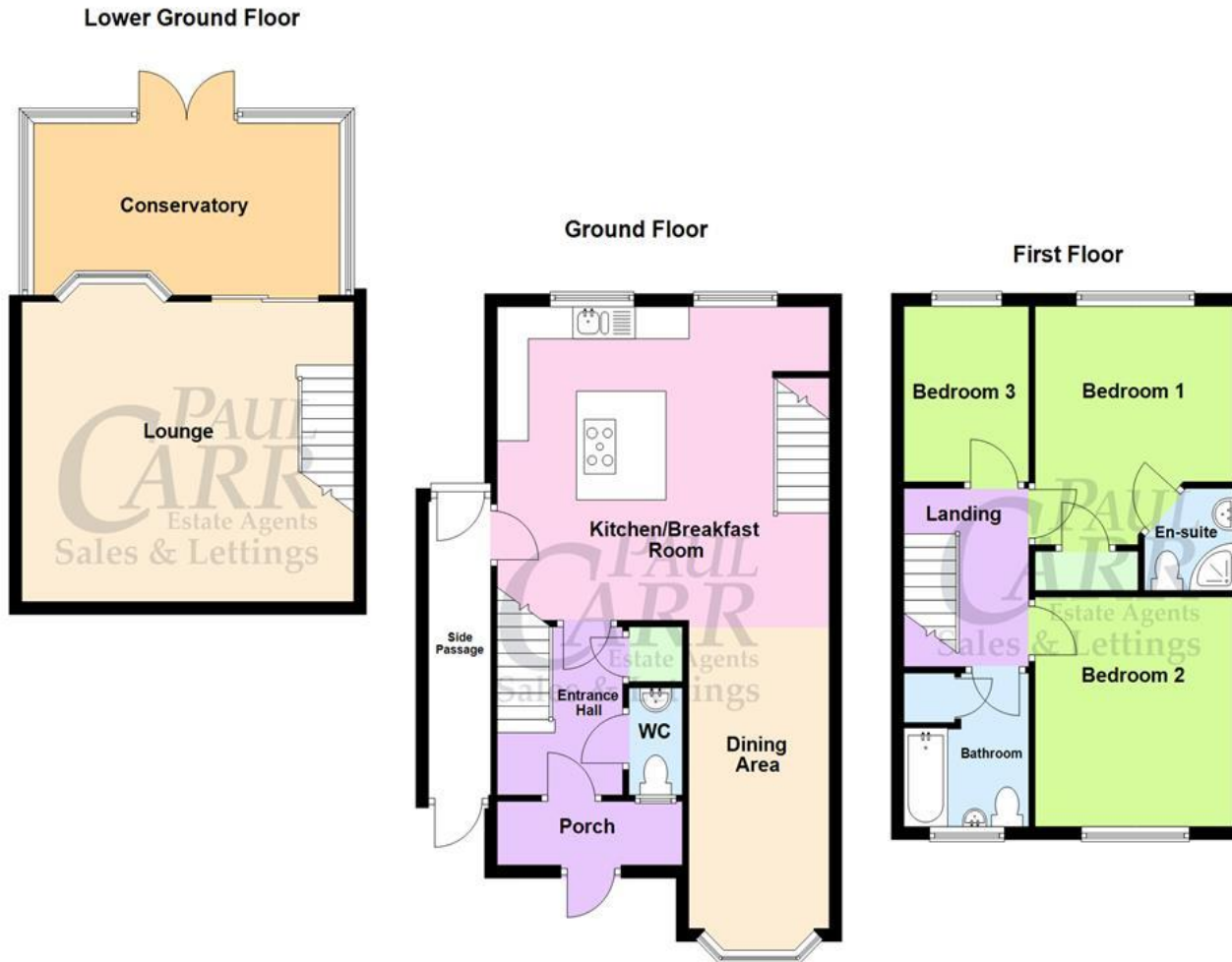
**Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)**





# Floor Plan

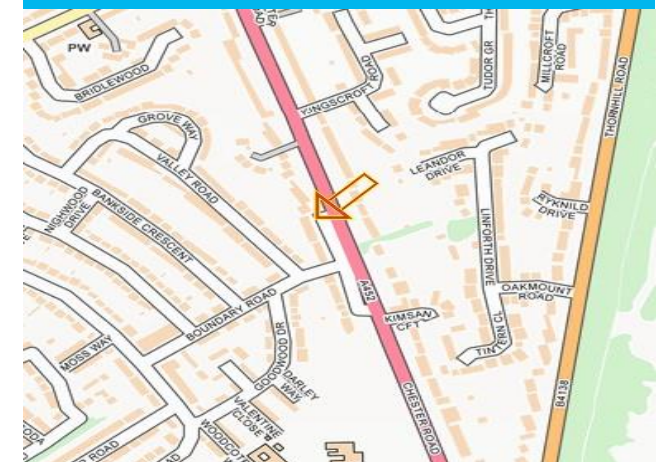
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location









### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 23<sup>rd</sup> May 2024