



Chester Road, Streetly  
Sutton Coldfield, B74 3DX

**Offers in the Region Of £370,000**



Welcome to Chester Road, a three bedroom semi detached family home, situated within close proximity of reputable local schools, public transport links and amenities. Approached via a block paved driveway and front garden, the property internally comprises an open porch/dining room, separate lounge, well presented kitchen, first floor landing, three well proportioned bedrooms, a bathroom and a separate WC.

To the rear of the property is a private garden, having a patio area, laid to lawn with mature shrubbery borders. Further benefits include an integral garage and a side porch leading from front to back. The property will be sold with no upwards chain.

Internal viewing deemed essential to fully appreciate the location, size and potential of this wonderful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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)







## Accommodation

### Open Entrance Porch

#### Dining Room

12' 10" x 11' 6" (3.91m x 3.50m)

#### Lounge

15' 11" x 11' 10" (4.85m x 3.60m)

#### Kitchen

18' 0" x 7' 9" (5.48m x 2.36m)

#### Side Porch

8' 4" x 2' 10" (2.54m x 0.86m)

#### Garage

### First Floor Landing

#### Bedroom One

13' 10" x 10' 9" (4.21m x 3.27m)

#### Bedroom Two

13' 11" x 10' 9" (4.24m x 3.27m)

#### Bedroom Three

9' 2" x 8' 11" (2.79m x 2.72m)

#### Bathroom 8'

10" x 8' 5" (2.69m x 2.56m)

#### WC





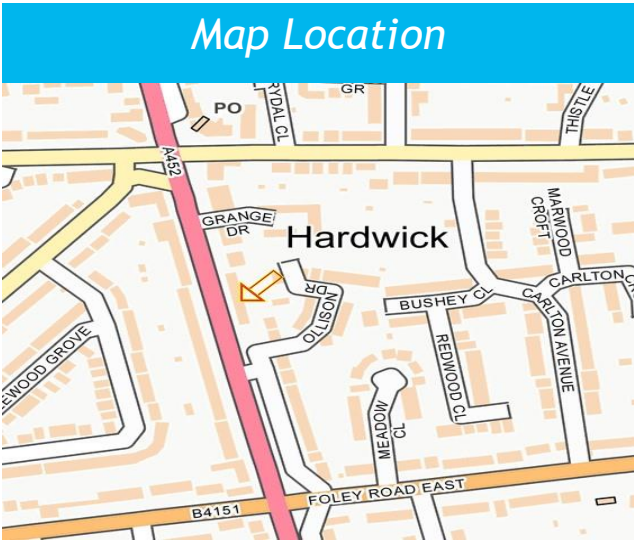


# Floor Plan

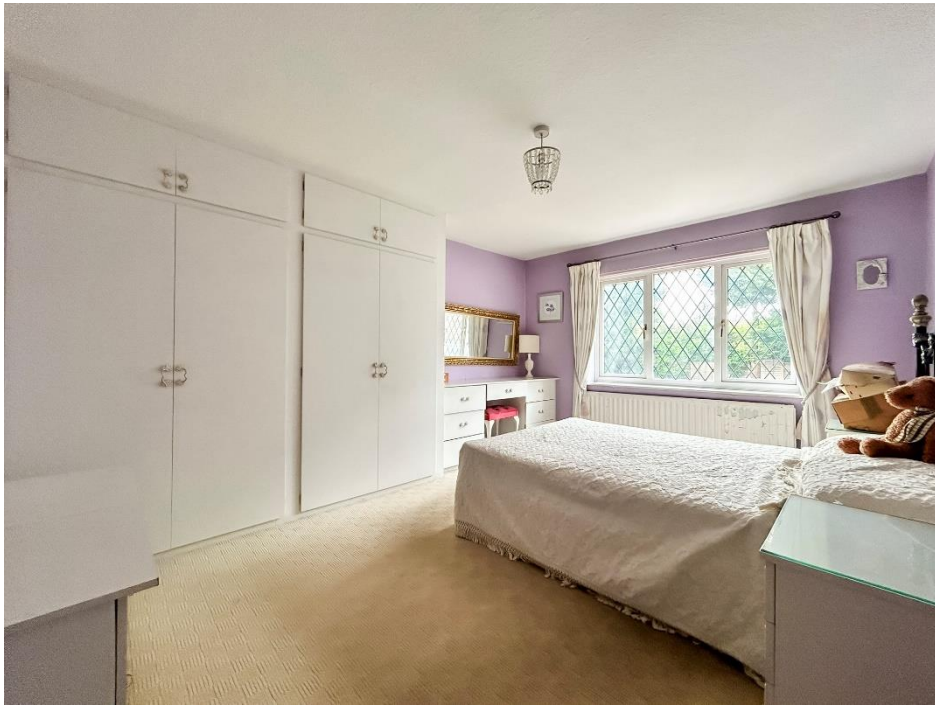
*This floor plan is not drawn to scale and is for illustration purposes only*



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		











### ***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: 2nd October 2024