



Chester Road, Streetly
Sutton Coldfield, B74 3NB

£430,000

Paul Carr Estate Agents are delighted to bring to market with well presented and improved three bedroom traditional semi-detached family home, where viewing is considered essential to appreciate the size and standard of accommodation on offer.

The property is located conveniently for popular local schooling (catchments should be checked), transport links and local amenities.

Upon entering the property, you are met with a welcoming reception hallway with doors off to a formal dining room, lounge, conservatory with stunning views to rear, fitted kitchen with separate utility room.

Upstairs, there are three well proportioned bedrooms, family shower room and separate wc.

Set back and well screened from the road, there is a multi-vehicle driveway to fore, side garage which offers further potential to extend (subject to all relevant permissions being obtained), and a beautiful rear garden with side access leading to the front of the property.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electricity, gas, water & drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Reception Hallway

Dining Room 13' 9" max x 10' 7" into bay (4.19m x 3.22m)

Lounge 13' 8" max x 10' 6" max (4.16m x 3.20m)

Conservatory 15' 7" max x 9' 6" max (4.75m x 2.89m)

Fitted Kitchen 9' 10" x 7' 2" (2.99m x 2.18m)

Utility Room 9' 10" x 8' 3" (2.99m x 2.51m)

First Floor Accommodation

Bedroom 1 15' 7" x 10' 7" (4.75m x 3.22m)

Bedroom 2 12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 3 8' 3" x 7' 5" (2.51m x 2.26m)

Shower Room 7' 2" x 6' 0" (2.18m x 1.83m)

WC 4' 3" x 3' 5" (1.29m x 1.04m)

Garage 16' 5" x 7' 4" (5.00m x 2.23m)





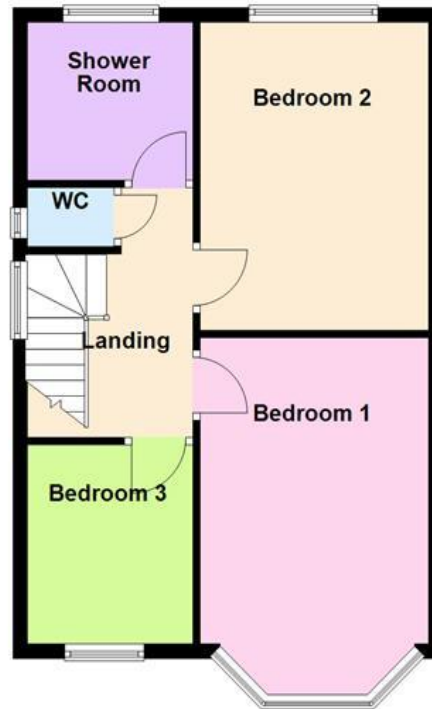
Floor Plan

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

Ground Floor



First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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: