



Chester Road North, Streetly  
Sutton Coldfield, B73 6SP

**£630,000**



Welcome to Chester Road North, an impressive size four bedroom detached family home, located opposite Sutton Parks 2400 national nature reserve. The property has been extended to the rear both ground and first floor, creating ample living space throughout.

Internally, the ground floor of the property comprises an entrance porch, welcoming and spacious entrance hall, good size lounge to the rear with patio doors leading to the rear garden, a dining room with a study room off, fitted kitchen/breakfast room, WC and a useful side passage/utility room. The first floor has a spacious landing, with doors off to four double bedrooms, a family bathroom and ample storage cupboards. The master bedroom benefits by having an en-suite bathroom and fitted wardrobes.

Externally to the fore is a front garden and driveway providing sufficient parking for multiple vehicles, and to the rear is a substantial west facing rear garden with a patio area, mainly laid to lawn with trees, shrubbery and fenced borders.

Internal viewing is highly recommended to appreciate the size of this amazing family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City 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

### **Entrance Porch**

8' 4" x 6' 1" (2.54m x 1.85m)

### **Entrance Hall**

12' 10" x 9' 7" (3.91m x 2.92m)

### **Lounge**

21' 8" x 14' 10" (6.60m x 4.52m)

### **Dining Room**

17' 5" (max) x 11' 11" (max) (5.30m x 3.63m)

### **Study**

7' 5" x 6' 1" (2.26m x 1.85m)

### **Kitchen/Breakfast Room**

15' 3" x 16' 11" (4.64m x 5.15m)

### **Side Passage/Utility Room**

28' 6" x 5' 3" (max) (8.68m x 1.60m)

## **WC**

## **First Floor Landing**

### **Bedroom One**

21' 1" (max) x 11' 10" (6.42m x 3.60m)

### **En-Suite**

### **Bedroom Two**

17' 0" x 8' 11" (5.18m x 2.72m)

### **Bedroom Three**

17' 0" x 8' 9" (5.18m x 2.66m)

### **Bedroom Four**

11' 11" x 11' 11" (3.63m x 3.63m)

### **Bathroom**

11' 0" x 8' 2" (3.35m x 2.49m)







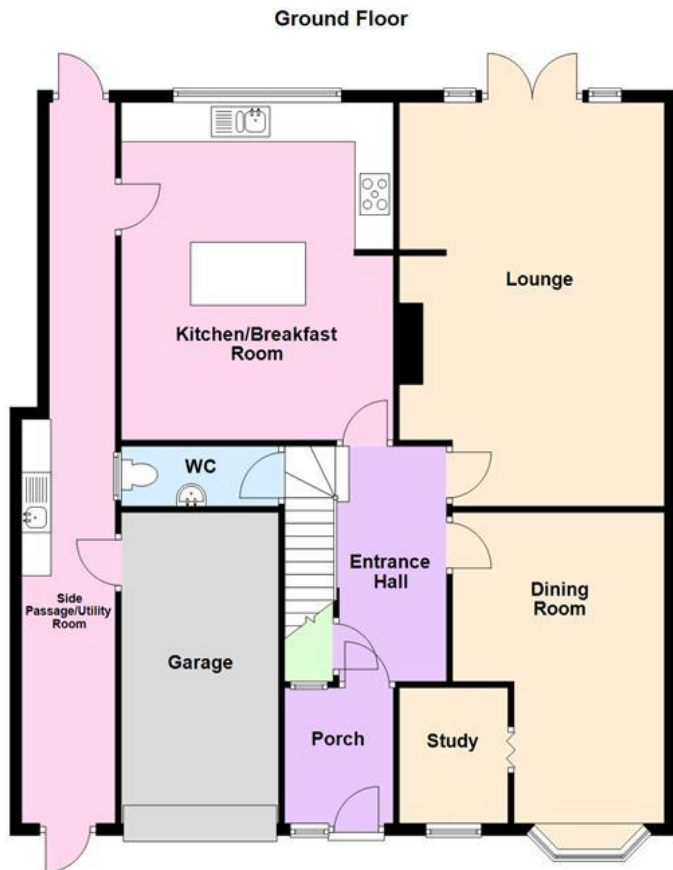






# Floor Plan

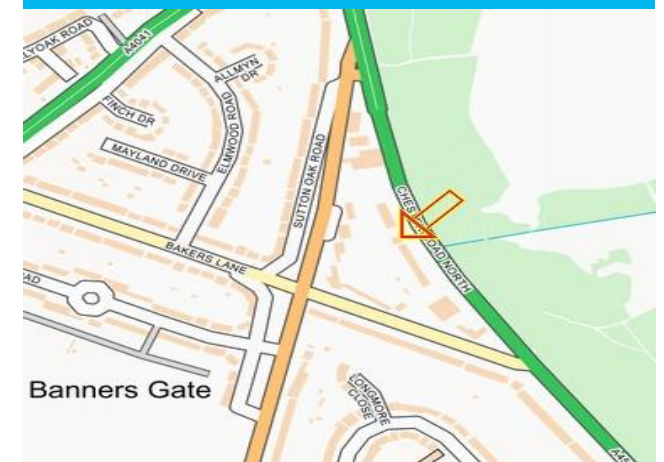
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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: 29th October 2024