



Chester Road, Streetly
Sutton Coldfield, B74 3ND

£550,000

Situated in a sought-after location, this extended four-bedroom detached home on Chester Road, Streetly, offers an excellent opportunity for a growing family to make it their own. Benefitting from no onward chain, this generously sized property provides ample living space, a flexible layout, and fantastic potential.

On approach, the property features a tarmac driveway providing off-road parking, a front garden, and access to the garage and entrance porch. Internally, the spacious and welcoming entrance hall leads to a well-proportioned dining room to the front, boasting a feature bay window. To the rear, the extended lounge enjoys a bright and airy feel, with patio doors opening onto the garden. The kitchen/breakfast room has also been extended, offering a fantastic space for family dining, with convenient access to the utility room and ground floor WC.

The first floor comprises three excellent-sized bedrooms, including a master bedroom with built-in wardrobes and a smaller bedroom featuring a useful eaves storage cupboard. A fair-sized family bathroom completes the first-floor accommodation.

The second floor boasts a spacious fourth bedroom, benefiting from beautiful views over the rear garden.

Ideally located within close proximity to highly regarded local schools, public transport links, and Sutton Parks 2,400-acre National Nature Reserve, as well as a variety of local amenities, this home is perfect for families looking for both convenience and potential.

Early internal viewing is highly recommended to fully appreciate the size, location, and possibilities this wonderful family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F 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



Entrance Porch

3' 5" x 9' 1" (1.04m x 2.77m)

Entrance Hall

16' 1" x 7' 2" (4.90m x 2.18m)

Extended Lounge

23' 5" (max) x 11' 6" (max) (7.13m x 3.50m)

Dining Room

16' 5" (into bay) x 11' 1" (5.00m x 3.38m)

Kitchen/Breakfast Room

19' 10" x 9' 5" (6.04m x 2.87m)

Utility Room

11' 6" x 5' 8" (3.50m x 1.73m)

WC

2' 11" x 5' 8" (0.89m x 1.73m)

Garage

First Floor Landing

9' 5" x 6' 3" (2.87m x 1.90m)

Bedroom One

17' 1" (into bay) x 11' 2" (max) (5.20m x 3.40m)

Bedroom Two

13' 5" (into bay) x 11' 2" (4.09m x 3.40m)

Bedroom Four

9' 4" x 9' 3" (2.84m x 2.82m)

Eave Storage

5' 6" x 9' 0" (1.68m x 2.74m)

Bathroom

9' 5" x 7' 9" (2.87m x 2.36m)

Second Floor Landing

Bedroom Three

15' 10" x 9' 11" (4.82m x 3.02m)







Floor Plan

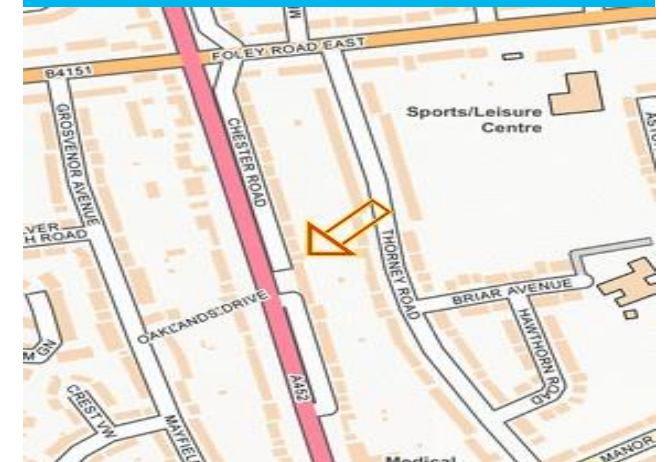
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

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: