



Chester Road North,
Sutton Coldfield, B73 6RR

£375,000

£375,000

3



1



2



This superbly proportioned three double bed traditional style semi-detached property occupies a convenient and enviable location set within close proximity of Sutton Park near to desirable schools, local shops and transport links. Offering superb potential for modernisation / development throughout the accommodation includes separate reception rooms, a kitchen with utility passage and ground floor wc off. Set well back from the road the driveway provides off road parking for multiple vehicles and garage access whilst there is a well proportioned mature garden to the rear. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





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: 1st October 2024

Property Specification

SUPERBLY LOCATED WELL PROPORTIONED SEMI-DETACHED PROPERTY
THREE GOOD SIZE DOUBLE BEDROOMS
TWO GENEROUS RECEPTION ROOMS
KITCHEN WITH UTILITY CORRIDOR OFF
EXCELLENT MATURE REAR GARDEN AND PATIO

Hall

Dining Room 4.78m (15'8") x 3.63m (11'11")

Lounge 5.01m (16'5") max x 3.63m (11'11")

Kitchen 3.76m (12'4") max x 2.91m (9'6")

Covered Utility Passage 5.43m (17'10") x 1.11m (3'8")

WC

Landing

Bedroom 1 4.97m (16'4") x 3.63m (11'11")

Bedroom 2 4.87m (16') x 3.63m (11'11")

Bathroom

Bedroom 3 4.29m (14'1") x 3.68m (12'1") max

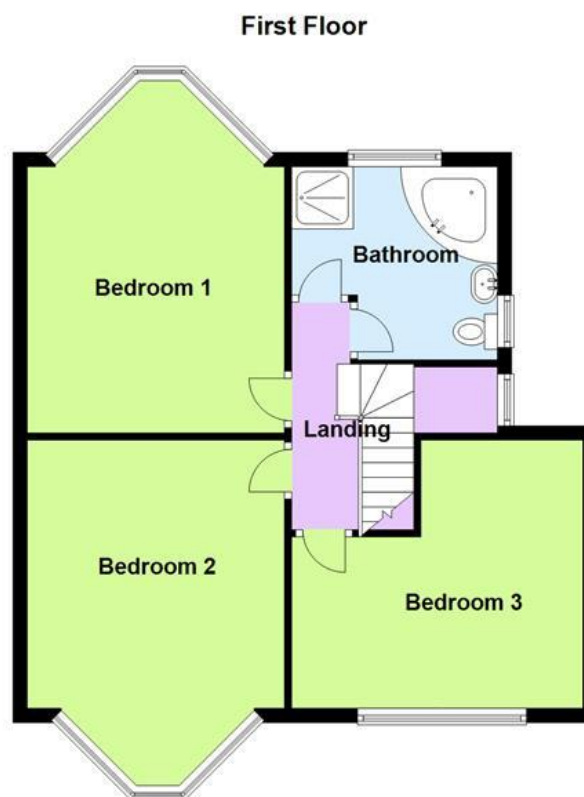
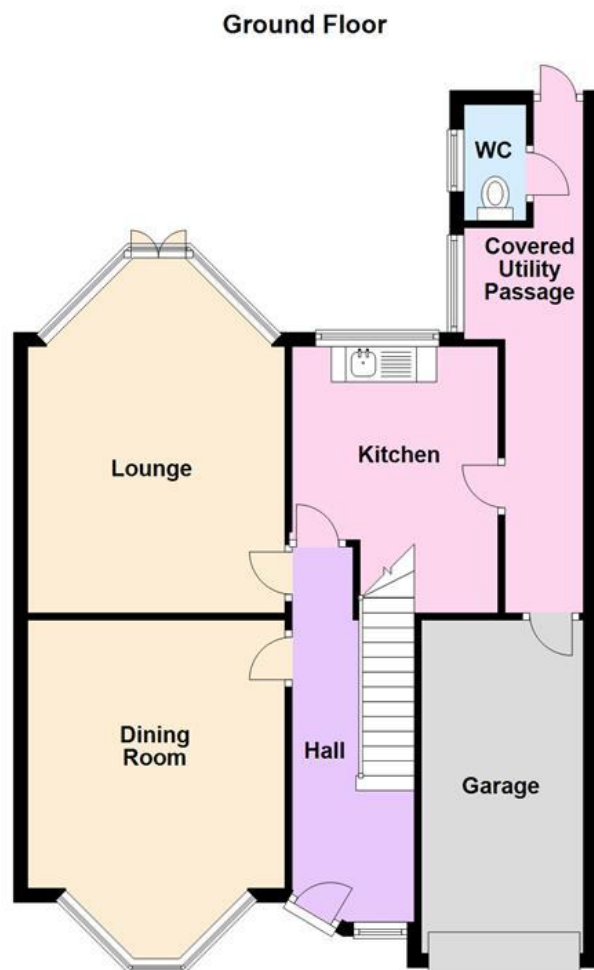
Garage

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold
Restrictions:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Map Location

