



Chester Road, Erdington
Birmingham, B24 0EL

Offers in the Region Of £380,000

Erdington

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Situated in a most desired residential address this magnificent family home offers a delightful opportunity for any and all prospective buyers and will not disappoint on viewing.

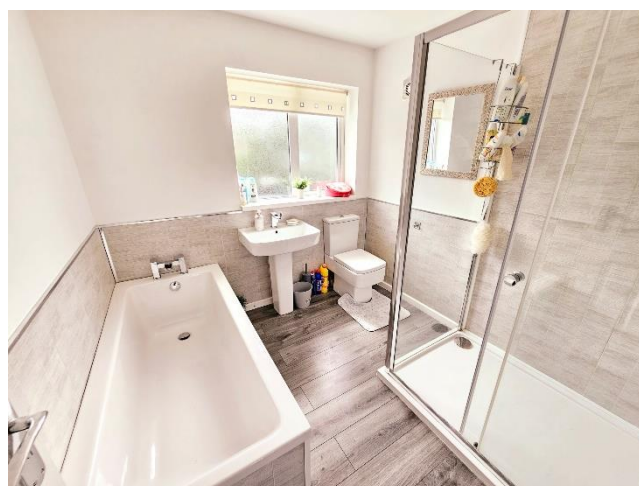
The property briefly offers a spacious fore garden providing ample parking. A porch provides entrance to a spacious internal hallway, leading into a delightful and bright open plan spacious family lounge and formal dining room with window doors opening into a delightful sun filled conservatory with view to the rear gardens. To the rear of the hallway is a beautifully appointed kitchen being fully fitted to a high standard and featuring a range of fitted base and wall units with access through into a bright side veranda giving front to rear access, with a ground floor guest W.C. off.

From the entrance hallway stairs ascend to the first floor and provide access to three double bedrooms and to the sumptuous family bathroom, which is fitted to a high standard and offers a full suite to include panel bath and separate shower cubicle.

Outstanding gardens radiate to the rear elevation and offer a most delightful South Westerly plot including lawned section and patio entertainment area, ideal for al-fresco dining. To the fore is off road parking to the driveway and a rear right of way provides access to the boundary and garage. An absolute must for viewing!

All viewings are strictly by appointment and via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

THIS OUTSTANDING EXTENDED FAMILY HOME OFFERING FURTHER POTENTIAL FOR ALTERATION AND EXTENSION (SUBJECT TO REGULATORY APPROVAL) BRIEFLY COMPRISES;

Porch

Entrance Hall

Lounge/Dining area
8.10m (26.6") x 6.17m (10'6")

Kitchen 3.00m (9'10") x 2.40m (7'10")

Conservatory 5.20m (17'1") x 2.93m (9'7")

Lobby/WC 1.67m (5'6") x 1.24m (4'1")

Landing

Bedroom 1 3.68m (12'1") max x 3.00m (9'10")

Bedroom 2 3.89m (12'9") x 3.20m (10'6")

Bedroom 3 2.64m (8'8") x 2.52m (8'3")

Bathroom 2.47m (8'1") x 2.30m (7'7")

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 August 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

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	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

