



Chester Road, Erdington
Birmingham, B24 0ED

Offers in the Region Of £389,950

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION.

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

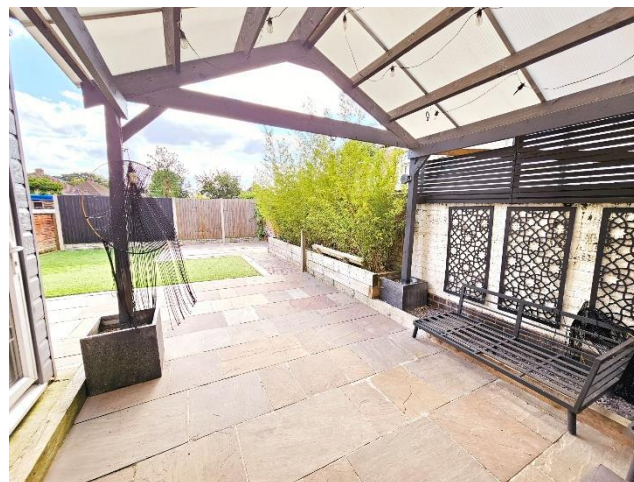
The property briefly comprises spacious fore garden providing ample off road parking. A front entrance provides access through and into an internal hallway with a delightful formal lounge overlooking the frontal elevation.

To the rear is a beautifully appointed contemporary open plan family sitting room and extended fully fitted kitchen featuring a range of fitted base and wall units, with dining area and conservatory all with views over the rear garden, there is also provided a side utility veranda with guest W.C.

From the entrance hallway stairs ascend to the first floor and provide access to three good size bedrooms and a sumptuous bathroom which offers a full suite to include separate shower and bath.

Outstanding South Westerly gardens radiate to the rear elevations and offer a low maintenance landscaped feature with artificial lawn and covered pergola, together with a patio entertainment area ideal for al-fresco dining.

An absolute must for viewing, which are strictly by appointment only via Paul Carr Erdington and for procedable purchasers.





Property Specification

THIS OUTSTANDINGLY SUCCESSFUL EXTENDED FAMILY HOME WITH MUCH TO OFFER BRIEFLY COMPRISES;

Porch

Entrance Hall

Lounge 3.66m (12') x 3.04m (10')

Inner Hall to;

Kitchen Area 3.20m (10'6") x 2.41m (7'11")

Dining Area 4.42m (14'6") x 3.10m (10.2")

Side Entry/Guest w.c.

Conservatory 3.18m (10'5") x 2.19m (7'2")

Landing

Bedroom 1 3.65m (12') max x 3.02m (9'11")
plus 0.90m (2'11") x 0.90m (2'11")

Bedroom 2 3.83m (12'7") x 3.18m (10'5")

Bedroom 3 2.69m (8'10") x 2.56m (8'5")
plus 1.55m (5'1") x 1.55m (5'1")

Bathroom

Agent's Note:

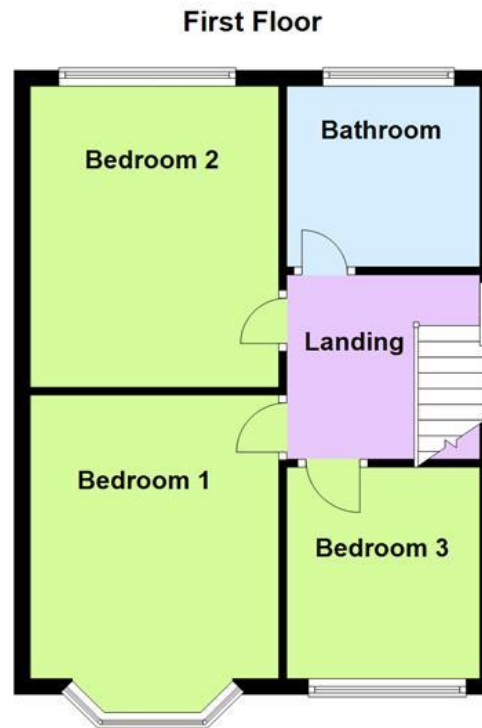
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 7th August 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: D
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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

