



Chester Road,  
Birmingham, B24 0SA

Offers in Excess of £375,000

# Birmingham

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Exceptional living space, versatile accommodation, and outstanding mod cons await in this gorgeously presented detached family home ideally located within walking distance of local amenities, good local schools, and desirable transport links via bus and road. With excellent access to Sutton Coldfield, Birmingham City Centre, and further afield via the M6, it is a property ideal for commuters. Boasting a fully converted garage that is currently being used as a bedroom with its own en suite shower room, there is a lot to love and even more inside!

The property is fronted by a generous driveway, extended by the current owners to allow ample parking for multiple vehicles. Stepping in through the front door, there is a welcoming reception hall to give some separation from the outside world and internal living space. A convenient downstairs WC is also located off the entrance hall. The spacious lounge is dominated by a statement piece media wall with a spotlight shelving, feature fireplace, and a log store inlet for an added aesthetic flare. Through the double doors there is access to the open plan kitchen diner, which has been lovingly renovated by the current owners. Tongue and groove panelling and a contemporary neutral finish create a clean, stylish and inviting space. There is abundant cupboard storage with matching wall and floor units, integral white goods, access to the side of the property, as well as a handsome conservatory located further off which would make for the perfect reading or coffee room with views of the lovely garden.

Upstairs comprises four very good-sized bedrooms with the principal boasting integral wardrobes and an en suite shower room. All are serviced by the family bathroom located off the landing. While the internal accommodation is staggering on its own, outside is where the property truly stands out as individual.

The private rear garden has been meticulously landscaped and cared for by the present owners to create a beautiful outside oasis. Part patio and part laid to lawn, this is a space that demands to be utilised for hosting parties and al fresco dining. There is a pagoda and hot tub for enjoying the evening with a glass of bubbles, as well as a large storage shed at the side of the property that has power connected to it and is currently being used as a storeroom for a family business.

The converted garage has been fully kitted out with electrics, insulation, an en suite shower room, and is currently being used as a bedroom - the perfect escape for teenagers!

Solar panels bedeck the roof of the property and make the utility bills very affordable, with the added benefit of an electric car charger at the front, this family home is overflowing with all the mod cons demanded of modern family life.

The culminating property is one of immense space, incredible features, and all packaged in a brilliant location that services commuters, families, and first-time buyers alike.





## Property Specification

DETACHED FAMILY HOME  
CONVERTED GARAGE  
STUNNING LOUNGE WITH MEDIA WALL  
OPEN PLAN KITCHEN DINER  
CONSERVATORY

Lounge 5.50m (18'1") x 3.60m (11'10")

Kitchen/Diner 6.10m (20') x 4.00m (13'1")

Conservatory 3.20m (10'6") x 3.10m (10'2")

WC 2.00m (6'7") x 1.10m (3'7")

Bedroom 1 4.10m (13'5") x 1.70m (5'7")

En-suite 2.40m (7'10") x 1.60m (5'3")

Bedroom 2 3.60m (11'10") x 3.10m (10'2")

Bedroom 3 2.80m (9'2") x 2.40m (7'10")

Bedroom 4 3.10m (10'2") x 2.30m (7'7")

Bathroom 2.58m (8'5") x 2.00m (6'7")

Garage/Annex 4.29m (14'1") x 2.39m (7'10")

En-suite 2.39m (7'10") x 1.19m (3'11")

### Agent's Note:

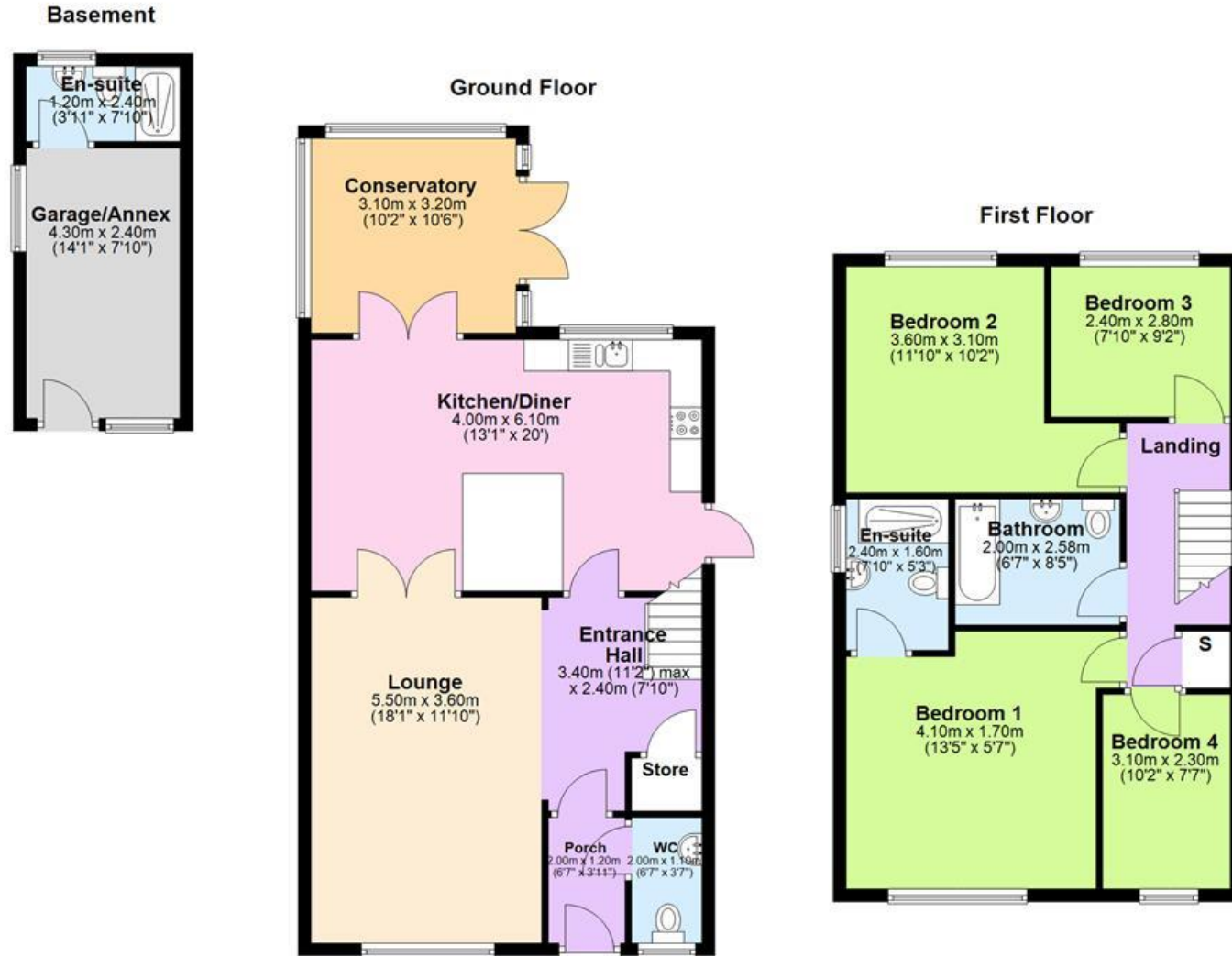
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Came on the market: 16th July 2024

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage  
Council tax band: D  
Tenure: Leasehold 125 years from 9<sup>TH</sup> March 2001  
Ground Rent: £50 per annum  
Service Charge: Not applicable  
FREEHOLD ON COMPLETION

# Floor Plan

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



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

