

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Two bedroomed, detached home
- Well-appointed family bathroom
- Considerable lounge
- Delightful fitted kitchen
- Private side alley with drying facility
- Impressive standard
- Excellent position close to amenities
- Well-regarded schooling nearby
- Opportunity for personalisation
- Ready to move in



CHESTER ROAD, CASTLE BROMWICH, B36 9DS - ASKING PRICE £270,000

This charming, two-bedroomed, detached and freehold home in Castle Bromwich is steeped in history and brimming with character, offering a unique opportunity for buyers seeking both immediate comfort and scope for further customisation. Beautifully decorated internally yet retaining the flexibility to be tailored to individual taste, the property combines heritage charm with modern practicality. Ideally located within walking distance of a range of daily essential amenities, the home also benefits from easy access to major road networks and readily-available bus services, ensuring straightforward travel to surrounding town and city centres. Well-regarded schooling and open public parks are also nearby, maximising the home's suitability for a variety of prospective purchasers. Internally, the property benefits from gas central heating and PVC double glazing (both where specified). Accommodation briefly comprises a deep and spacious family lounge, a fitted kitchen, two generously-sized bedrooms, and a delightful bathroom, all designed to balance comfort with functionality. Externally, the property provides the added advantage of a private side alleyway, which leads to a useful storage room complete with drying facility. This enhances the practicality of the home while maintaining its appealing charm. To fully appreciate the history, character and potential of this unique home, we highly recommend an internal inspection. EPC Rating TBC.

Set back from the road behind a block paved path with brick-built wall and bush within, access is gained into the accommodation via a renewed PVC double glazed obscure door with window to side, into:

FAMILY LOUNGE: 16'04 x 12'05:

PVC double glazed bow window to side and further window to fore, both having fitted shutter-style blinds, space for complete lounge suite, radiator, stairs off to first floor and an internal glazed door opens to:

FITTED KITCHEN: 12'05 x 5'09:

PVC double glazed window to side, matching wall and base units with recesses for free-standing fridge / freezer, washing machine and cooker, edged work surface with one and a half sink drainer unit, matching upstands, extractor canopy over, radiator, an internal glazed door opens back to family lounge, a PVC double glazed obscure door opens to:

PRIVATE SIDE PASSAGE:

Storage is provided with opportunity for dryer, a PVC double glazed obscure door opens back to fitted kitchen.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed window to side having fitted shutter-style blinds, radiator, doors open to two bedrooms and a well-appointed family bathroom.

BEDROOM ONE: 12'10 x 10'02:

PVC double glazed windows to side and to fore with fitted shutter-style blinds, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 9'01 x 4'06:

PVC double glazed window to side with fitted shutter-style blinds, radiator, door back to landing.

FAMILY BATHROOM:


PVC double glazed obscure window to side, suite comprising P-shaped bath with glazed splash screen door to side, high-level WC and wash hand basin, towel radiator, tiled splashbacks, door to storage and door back to landing.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

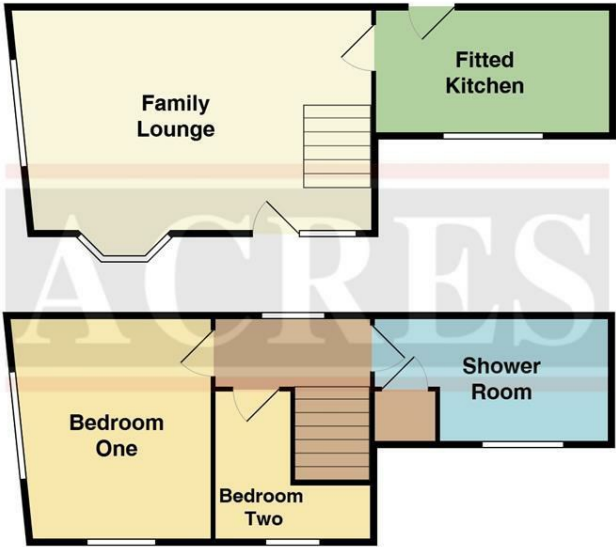
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	



Toll Gate, Chester Road, B36 9DS



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.