

ACRES

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DRAFT

- Well presented semi detached family home
- Four bedrooms
- No chain
- Downstairs wc
- Two reception rooms
- Close to local schools and ammenities
- Gated driveway
- Large garden
- Recently refurbished kitchen
- Converted garage



**CHESTER ROAD, SUTTON COLDFIELD, B73 5BB - OFFERS IN THE REGION OF
£425,000**

Set in a highly central convenient location just a short stroll from a range of local shopping facilities, supermarkets and being similarly placed for excellent public transport links, this well-presented free hold, semi detached property offers and ideal offers of an ideal family home. Complimented by gas central heating and having pvc double glazing (both where specified) the property has well regarded schooling within the area and surrounded by excellent road links. Thoughtfully designed and extended to fully appreciate the property on offer, with a host of features we would highly recommend an internal inspection. Briefly comprising enclosed porch, welcoming reception hall, lounge, dining room, additional reception room from which the garage has been converted downstairs w/c, recently refurbished kitchen, utility area, to the first floor there are three bedrooms, furthermore there is a white bathroom suite. The property has generous mature rear garden. EPC rating D . Council tax band C .

Walk in via Pvc door

PORCH: Laminate flooring throughout, gas meter is located here, front door leading to

HALLWAY: light ceiling point, radiator, stairs to first floor landing

LOUNGE 13'08" x 11'02": Laminate flooring throughout, light ceiling point, bay window to front, radiator

DINING ROOM 13'08" into bay 14'08" into bay x 10'02": Light ceiling point, bay window to rear, fireplace, radiator

KITCHEN 11'05" into bay by 6'03" : Recently refurbished, tiling to floors throughout, wall and base units, sink, tiled splashbacks, window to rear, electric oven, gas hob extractor fan, towel radiator, open pantry area, light ceiling point

UTILITY AREA 8'10" x 5'11": Radiator, boiler, light ceiling point, stop taps for water main,

DOWNSTAIRS WC 5'09" x 2'06": Tiled flooring, wall hung sink, towel radiator, toilet with back basin, window to front, extractor fan and light ceiling point

LANDING: Light ceiling point, window to side, loft which is insulated boarded and a loft window

BEDROOM ONE 13'07" into bay x 10'08": Good sized bedroom, light ceiling point, window to front, radiator

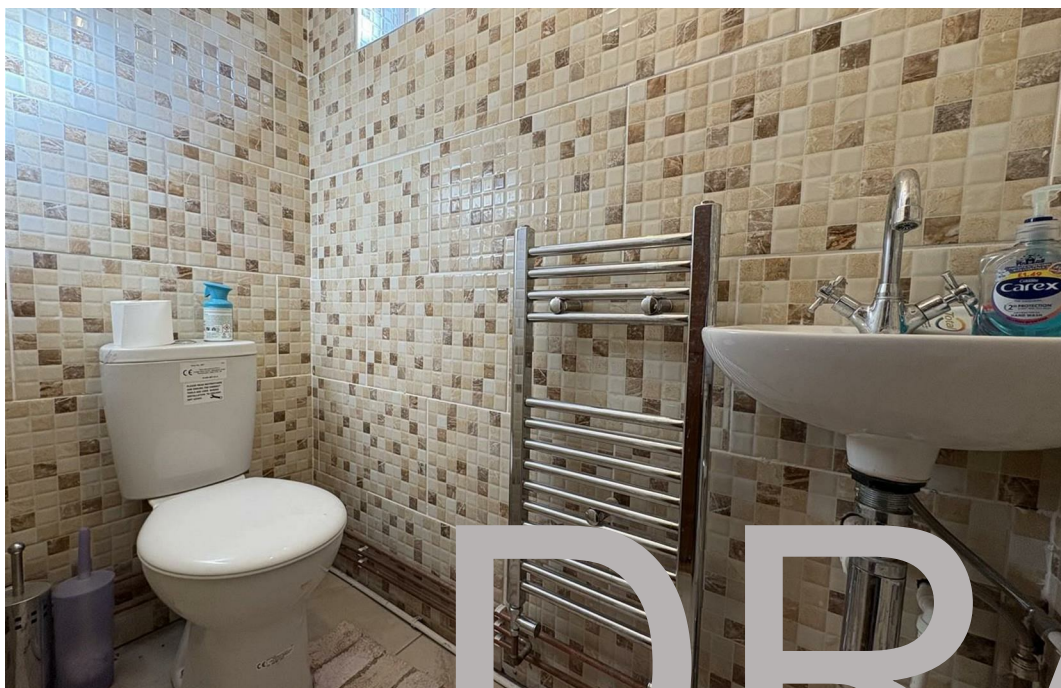
BEDROOM TWO 15'00" into bay x 9'00": Laminate flooring throughout, light ceiling point, window to rear, radiator, built in wardrobes

BEDROOM THREE 11'04" x 6'05": Laminate flooring throughout, light ceiling point, bay window to rear

BEDROOM FOUR 9'02" x 5'11": laminate flooring throughout, light ceiling point, two windows to side, radiator,

BATHROOM 7'03" x 5'11": Vinyl flooring throughout, tiled to top, radiator, bath, sink with basin, toilet with back basin, window to front, shower

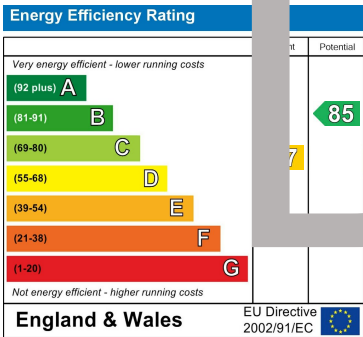
OUTSIDE: Paved area, grass area and to the rear of the garden there are trees with the potential to have shrubs and bushes to the side



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 : C

VIEWING: Highly recommended via Acres on 0121 321 2101



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.