

ACRES

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- Spacious, three bedroom, semi-detached family home
- Two large, reception rooms
- Kitchen & breakfast room
- Utility & WC
- Modern shower room
- Driveway & garage
- Generous, southwest-facing rear garden
- No upward chain



CHESTER ROAD, ERDINGTON, B24 0EA - OFFERS IN THE REGION OF £365,000

Offered with no upward chain, this well-maintained semi-detached home on a generous plot presents an excellent opportunity for families or buyers seeking a property with fantastic potential. Positioned along the popular Chester Road, this well-maintained home offers flexible living with two reception rooms, breakfast room, fitted kitchen, and ground floor cloakroom. Upstairs, you'll find three well-proportioned bedrooms—two with fitted wardrobes—and a contemporary family shower room. To the front, there's a driveway providing ample off-road parking, integral garage, and lawned fore garden. The southwest-facing rear garden is a particular highlight, offering a private and sunny outdoor space perfect for entertaining or relaxing.

This traditional 1930s property boasts gas central heating and double glazing (both where specified) and scope for extension (subject to planning), making it an ideal family home or investment opportunity. Located close to Chester Road Station, excellent schools, local shops, and green open spaces such as Sutton Park, this property ticks all the boxes for convenience, space, and future potential.

Approached via a block-paved driveway suitable for multiple vehicles and a lawned fore garden.

PORCH: Arched PVC double-glazed door and window to front, with tiled flooring.

HALL: Obscure PVC double-glazed door and side windows to front, radiator, wood-effect flooring, stairs to landing, and understairs storage.

DINING ROOM: 16'2" max × 12'11" min / 12'4" max × 11'2" min. Single-glazed bay window to front with added secondary glazing, radiator, gas coal-effect fire with marble hearth and inset, and wooden surround.

LOUNGE: 15'7" max × 14' min / 12'1" max × 10'8" min. PVC double-glazed bay window to rear, radiator, gas coal-effect fire with marble hearth and inset, and wooden surround.

BREAKFAST ROOM: 10'8" × 7'10". PVC double-glazed patio doors to rear, radiator, electric-style log burner effect fire with tiled hearth, inset, and surround.

KITCHEN: 10'6" × 8'1". PVC double-glazed window to rear, stainless steel sink with double drainer set in edged surfaces with upstands. Space for cooker and fridge freezer. Matching set of wall and base units with drawers, tiled flooring, and radiator.

UTILITY ROOM: 8' × 7'4" max / 4'5" min. Obscure window to side, wall mounted sink, and space for washer and dryer.

WC: Low-flushing WC with tiled surround.

LANDING: Obscure PVC double-glazed window to side, loft access point.

BEDROOM 1: 15'8" × 11'11" max / 10'9" min. PVC double-glazed bay window to rear, radiator, built-in wardrobes, and dresser unit.

BEDROOM 2: 12'9" × 10'10" min / 12'10" max (into wardrobe) PVC double-glazed window to front, radiator, built-in wardrobes.

BEDROOM 3: 10'1" × 7'11". PVC double-glazed window to rear, radiator.

CONTEMPORARY SHOWER ROOM: Obscure PVC double-glazed window to front, chrome ladder-style radiator. White suite comprising of a large enclosed shower, low-flushing WC, hand wash basin with vanity unit, laminate flooring, and tiled surround.

GARAGE: 14'11" × 8'7". Double-opening garage doors to front. Great storage space (please check the suitability for your own vehicle).

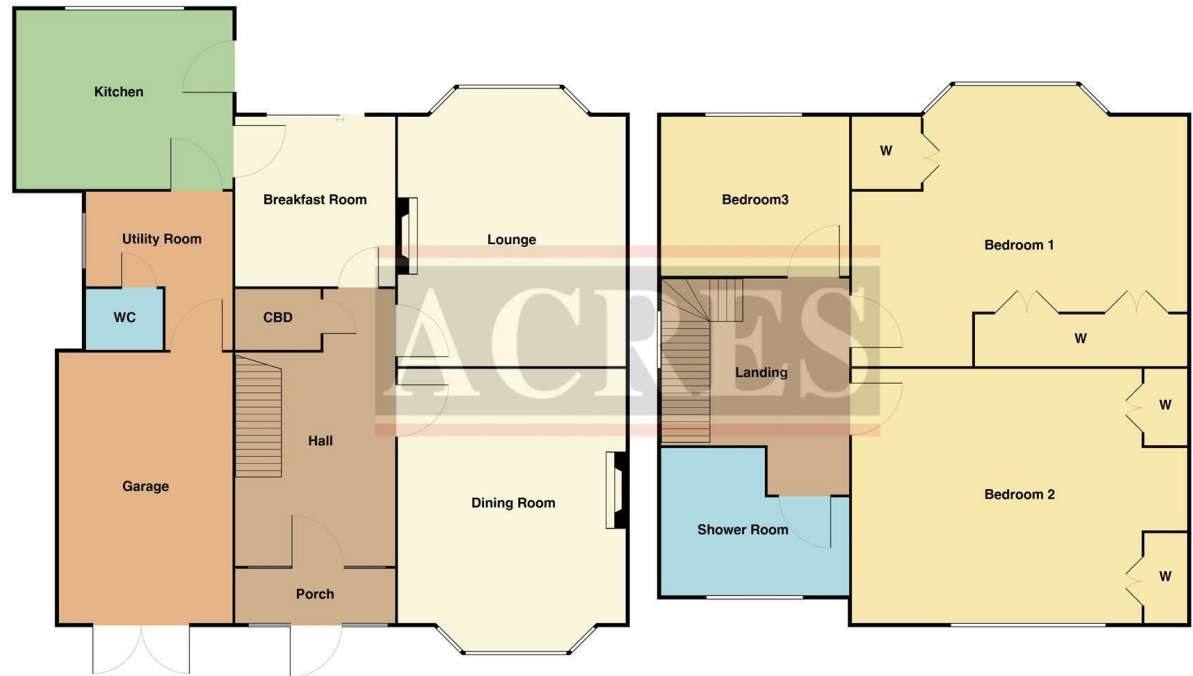
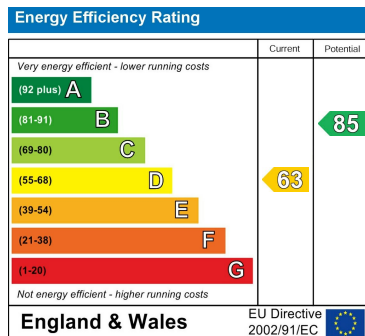
GARDEN: The property boasts a generously sized southwest-facing rear garden, offering an excellent balance of lawn, patio, and planting areas. A spacious block-paved patio provides the perfect setting for outdoor furniture, making it ideal for entertaining, and alfresco dining. Beyond the patio, a large, lawn stretches across the garden, bordered by mature trees, shrubs, and established planting beds that offer a beautiful outlook and year-round interest. A paved pathway winds through the garden, and has a brick-built storage shed and side access gate for added convenience. This expansive outdoor space presents fantastic scope for landscaping, home office or summer house (subject to planning). With excellent privacy and a sunny aspect, the garden is a real standout feature of the property, offering both tranquillity and tremendous potential for personalisation.



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 :

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.