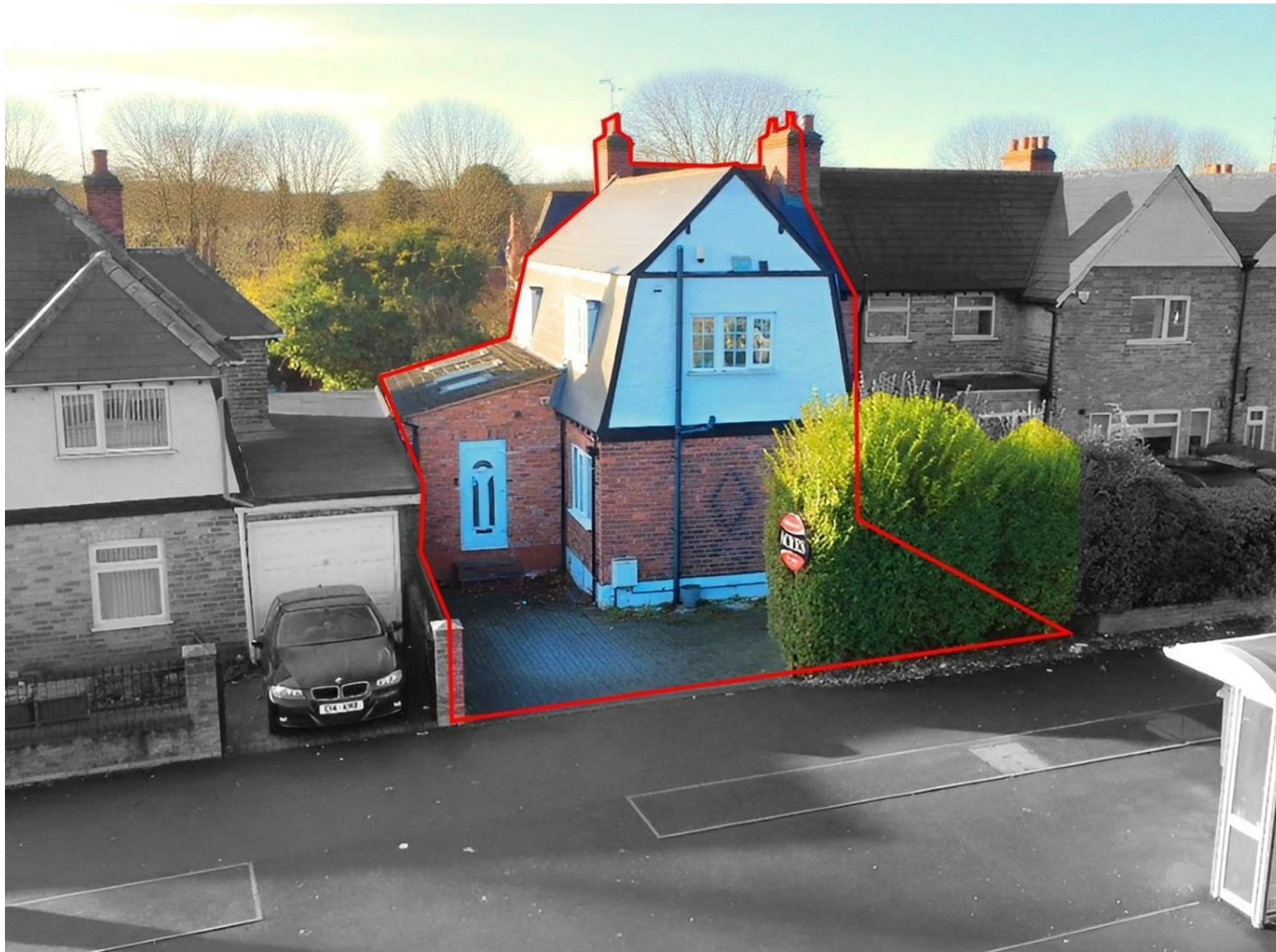




- Three/four bedroomed, extended family home
- Well appointed family bathroom
- Spacious lounge with rear conservatory
- Family room/4th bedroom
- Extended fitted breakfast kitchen with dining & utility
- Downstairs shower room
- Multivehicle drive to fore
- Private and mature rear garden
- Excellent size, deceptive from exterior
- Vast potential for personalisation



CHESTER ROAD, ERDINGTON, B24 0LJ - OFFERS INVITED £300,000

Set on the fringe of Erdington's border with Walmley, this highly deceptive, three-bedroomed, semi-detached home has been thoughtfully enhanced to provide generous, versatile living spaces suited to a wide range of buyers. Its position offers the ideal balance of convenience and community, with a wealth of everyday amenities, popular shopping options and well-regarded schools all within easy reach. Excellent transport links—whether by bus or via nearby main road networks—make travelling to surrounding districts simple, while the expansive Pype Hayes Park, sits directly beside the property, adding a unique recreational backdrop. Inside, the home presents exciting scope for personalisation. A porch opens into an inviting entrance hall, leading to a family room/4th bedroom and a comfortable lounge that flows into a bright rear conservatory. The extended breakfast kitchen incorporates dining and utility areas, creating a practical, sociable hub at the heart of the house. A shower room completes the ground floor. Upstairs, three well-proportioned bedrooms await, including a main bedroom with built-in wardrobes, all served by a family bathroom. The property benefits further from gas central heating and PVC double glazing (both where specified). Outside, a multi-vehicle driveway sits behind established shrubbery, offering a welcoming approach. To the rear, paved areas guide you toward a lawned garden bordered with mature planting that enhances privacy and greenery. With its expanded layout, excellent setting and potential to tailor to individual tastes, this is a home best appreciated through internal viewing. EPC rating TBC.

Set back from the road behind a block paved drive with large mature conifer to fore, access is gained into the accommodation via a PVC double glazed porch door with windows to side into:

PORCH: PVC double glazed obscure door with window to side, opens into:

ENTRANCE HALL : Internal doors open to shower room, family lounge, family room, sliding glazed door opens to kitchen, understairs storage, stairs off to first floor.

EXTENDED FITTED BREAKFAST/KITCHEN, THROUGH DINING ROOM/ UTILITY: 20'2" x 15'6" max X 5' min: PVC double glazed window and french doors open to rear garden, PVC double glazed door to fore, Velux skylights over, matching wall and base units with recesses for fridge/freezer and washing machine, integrated oven, edged work surface with four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashback and flooring, space for dining table and chairs, utility point with sink unit, radiators, sliding glazed door leading back to entrance hall.

FAMILY LOUNGE: 13'10" X 11'11: PVC sliding double glazed doors open into conservatory, space for complete lounge suite, coal effect fire upon a matching hearth with surround and mantle over, radiator, door back to entrance hall.

CONSERVATORY: 10'10 X 9'7": PVC double glazed windows to rear with french doors opening to rear garden, space for complete garden suite, PVC double glazed sliding patio doors open back to lounge.

FAMILY ROOM/4th BEDROOM: 13'2" X 8'11": PVC double glazed windows to side with a further obscure window to opposite side, space for dining table and chairs, radiator, door back to entrance hall.

SHOWER ROOM: Suite comprising shower cubicle with glazed slash screen door, low level WC and wall wash hand basin, tiled splash backs and flooring, towel radiator, door back to entrance hall.

STAIRS AND LANDING: PVC double glazed windows to sides, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 12'11" x 10': PVC double glazed window to rear, built in sliding wardrobe, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 13'04" 6'05": PVC double glazed window to side, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 8'11" x 7'01": PVC double glazed window to fore, space for bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure windows to side and to fore, suite comprising bath with splash screen door, vanity wash hand basin and low level w.c., ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio advances from the home and leads to lawn, mature shrubs and bushes line the homes border with access being given back into the home via doors to conservatory and the extended dining room.

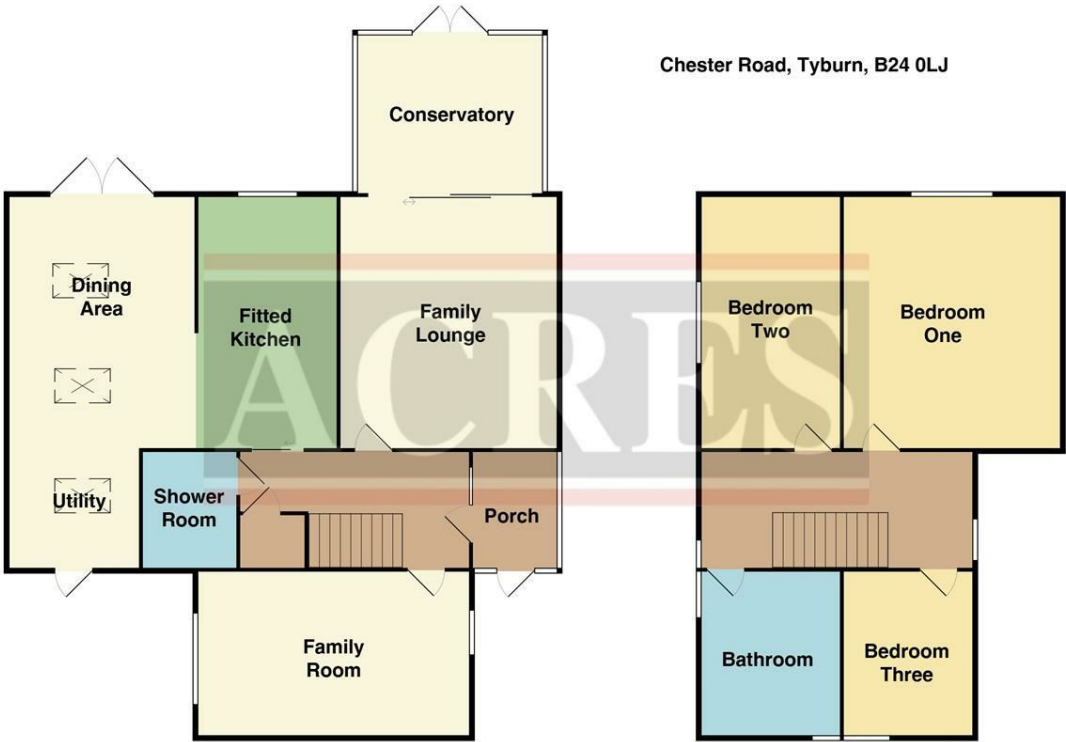


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101

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		



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.