

**FOR SALE**



**Chester Road, Erdington**

**7 Bedrooms, 2 Bathroom, Semi Detached House**

**£450,000**

  
**MARTIN&CO**



## Chester Road, Erdington

7 Bedrooms, 2 Bathroom

£450,000

- SEMI DETACHED PROPERTY
- SIX / SEVEN BEDROOMS
- TWO BATHROOMS
- THREE STOREY
- KITCHEN & KITCHENETTE

Martin & Co are delighted to bring to market this extended period six / seven-bedroom three storey semi-detached property ideally located for schools, shops and transport links.

The accommodation comprises porch, hallway with a lovely feature stained glass door and windows, welcoming front lounge, fitted kitchen and additional separate kitchenette, second reception room which could be used as a dining room. There is a bathroom with three piece suite. To the rear of the property is another room that could be used as a bedroom, reception room.

On the first floor is a landing with four bedrooms with the main bedroom having a shower and separate W.C., the remaining bedrooms are accompanied by the family bathroom with four piece suite comprising bath, separate double shower cubicle, W.C., and wash basin.

On the second floor is a landing with two further bedrooms.

To the front is an ample block paved driveway with good sized rear garden with rear workshop and rear access.

This lovely home needs to be viewed internally to fully appreciate the size, condition and original features on offer.

PORCH

RECEPTION HALL

LIVING ROOM 17' 7" x 15' 6" (5.36m x 4.72m)

KITCHEN 10' 6" x 8' 10" (3.2m x 2.69m)





DINING ROOM 14' 11" x 12' 10" (4.55m x 3.91m)

KITCHENETTE 9' 10" x 6' 9" (3m x 2.06m)

BATHROOM 10' 3" x 7' 9" max x 5' 8" min (3.12m x 2.36m max x 1.73m min))

LIVING ROOM/ANNEX BEDROOM 13' 10" x 13' 0" (4.22m x 3.96m)

LANDING

BEDROOM ONE 17' 7" x 14' 5" (5.36m x 4.39m)

BEDROOM TWO 14' 11" x 12' 11" (4.55m x 3.94m)

BEDROOM THREE 12' 11" x 10' 0" (3.94m x 3.05m)

BEDROOM FOUR 10' 0" x 8' 0" (3.05m x 2.44m)

BATHROOM 10' 5" x 7' 0" (3.18m x 2.13m)

LANDING

BEDROOM FIVE 14' 5" into sloping ceiling x 11' 2" (4.39m x 3.4m)

BEDROOM SIX 10' 5" x 7' 0" (3.18m x 2.13m)

REAR GARDEN

REAR WORKSHOP

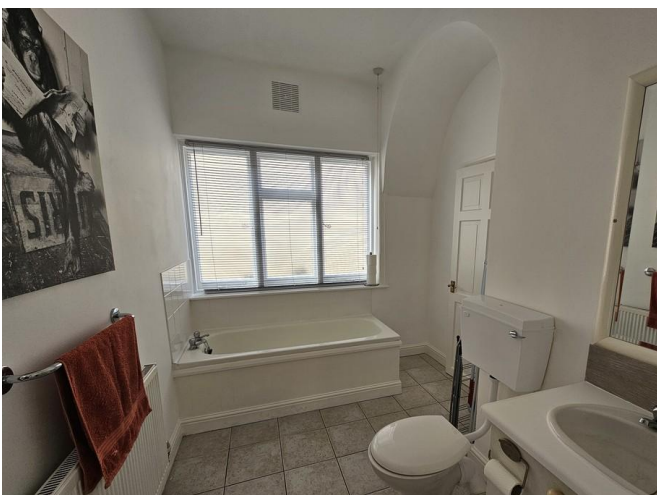
BLOCK PAVED DRIVEWAY

INFORMATION COUNCIL TAX BAND - E

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from



the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		





## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.