

HUNTERS[®]

HERE TO GET *you* THERE



Chester Road

Sutton Coldfield, B73 5HY

Offers In Excess Of £499,950

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Council Tax:



609 Chester Road

Sutton Coldfield, B73 5HY

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Entrance Hall

Entrance Hall

Lounge

14'2" x 16'1" (4.33 x 4.91)

Lounge

Dining Room

13'2" x 15'9" (4.02 x 4.79)

Dining Room

W.C

Bathroom

Kitchen/Breakfast Room

11'7" x 18'6" (3.54 x 5.64)

Kitchen

Conservatory

10'4" x 13'5" (3.14 x 4.08)

Conservatory

Bedroom One

13'7" x 19'7" (4.15 x 5.97)

Bedroom

Bedroom Two

13'3" x 13'7" (4.05 x 4.15)

Bedroom

Bedroom Three

11'1" x 13'11" (3.38 x 4.24)

Bedroom

Bathroom

8'5" x 8'6" (2.56 x 2.59)

Bathroom

Bedroom Four

9'6" x 11'1" (2.9 x 3.38)

Bedroom

Bedroom Five

11'5" x 12'1" (3.47 x 3.69)

Bedroom

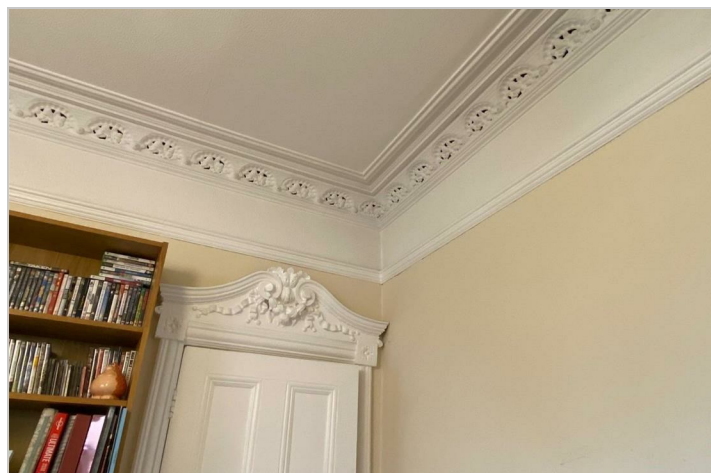
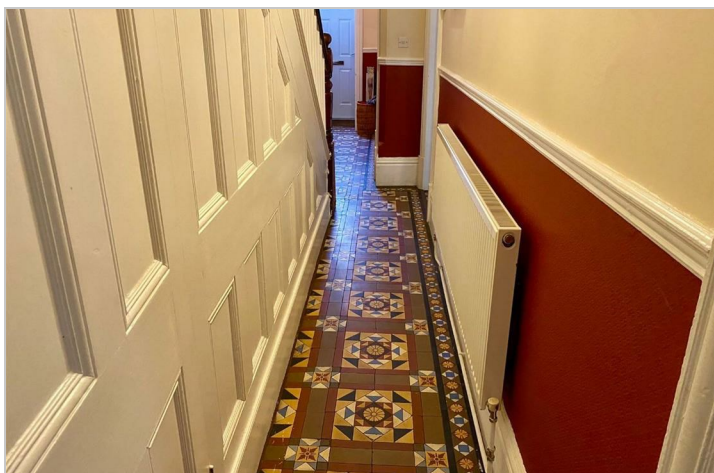
Jack 'n' Jill En-Suite

5'0" x 9'5" (1.52 x 2.87)

En-Suite

This characterful, very spacious, traditional semi-detached residence occupies a pleasant residential position, convenient for local shops, schools and public transport services. The gas central heated and double glazed accommodation retains many original features, corniced and high ceilings, picture rails, feature internal doors and Minton tiled reception hall floor. This property simply must be seen and briefly comprises, vestibule entrance, central hall having Minton tile floors, storage cupboard, stairs to first floor, guest cloak having a white suite, stairs to large cellar with ample storage, lounge having a feature open fireplace, dining room having a feature fireplace, kitchen/breakfast room having a range of fitted units incorporating inglenook with inbuilt range, fridge/freezer, additional freezer, washing machine, dishwasher, slate flooring and wall mounted combination boiler, opening to conservatory and again opening to covered veranda. On the first floor, split level landing, useful storage cupboard, three excellent double bedrooms, all with feature fireplaces and

bedroom one with fitted wardrobes, bathroom having a re-fitted white suite, roll top bath and separate shower cabinet, with separate WC. On the second floor, approached by another staircase to landing, having skylight box room, bedrooms four and five, also double bedrooms, which share a Jack and Jill en-suite/shower room with white suite and under eaves storage. Outside, fore garden having conifer and mature tree screening with wide tarmac driveway, providing off-road parking, beautiful secluded rear garden having summer house with light and power, potting shed, numerous trees tops and seating area. Early viewing of this outstanding property is strongly recommended.



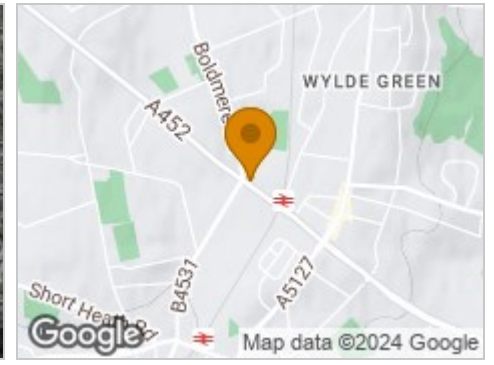
Road Map



Hybrid Map



Terrain Map



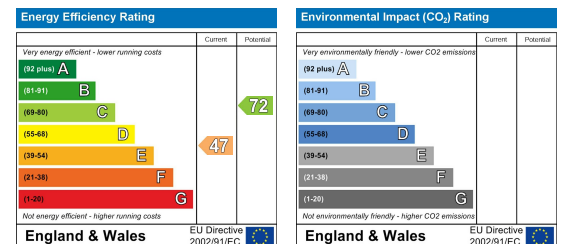
Floor Plan



Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.