



Chester Road, Kingshurst Birmingham

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## Property Description

Burchell Edwards are pleased to offer this three bedroom end of terraced property located in the B36 area. This property offers plenty for the modern family from the location, being close to schools, amenities and transport or the property itself, offering three good size bedrooms, modern day kitchen, plenty of living space and well-maintained gardens.

## Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation and carpet.

## Lounge

19' 7" x 10' 2" into recess ( 5.97m x 3.10m into recess )

Double glazed window to front elevation, double glazed patio doors to rear elevation, central heating radiator and electric fire.

## Kitchen

19' 9" x 9' 5" ( 6.02m x 2.87m )

Double glazed windows to front and rear elevations, double glazed door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, washing machine, integrated dishwasher, tiling to splash prone areas, vinyl flooring, two central heating radiators and pantry cupboard.

## Conservatory

9' 9" x 11' 8" ( 2.97m x 3.56m )

Double glazed windows to rear elevation, double glazed doors to side elevation and spotlights.



## Landing

Airing cupboard, loft access via hatch, central heating radiator and carpet.

## Bedroom One

12' 8" max x 10' 5" ( 3.86m max x 3.17m )  
Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

11' x 6' 3" ( 3.35m x 1.91m )  
Double glazed window to front elevation and laminate flooring,

## Bedroom Three

7' max x 10' 8" ( 2.13m max x 3.25m )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin, heated towel rail, extracotr and fully tiled walls.

## Front Garden

Lawned area, pathway to front door and side access.

## Rear Garden

Paved patio area, lawned area, storage shed, outside tap and side access to frontage.

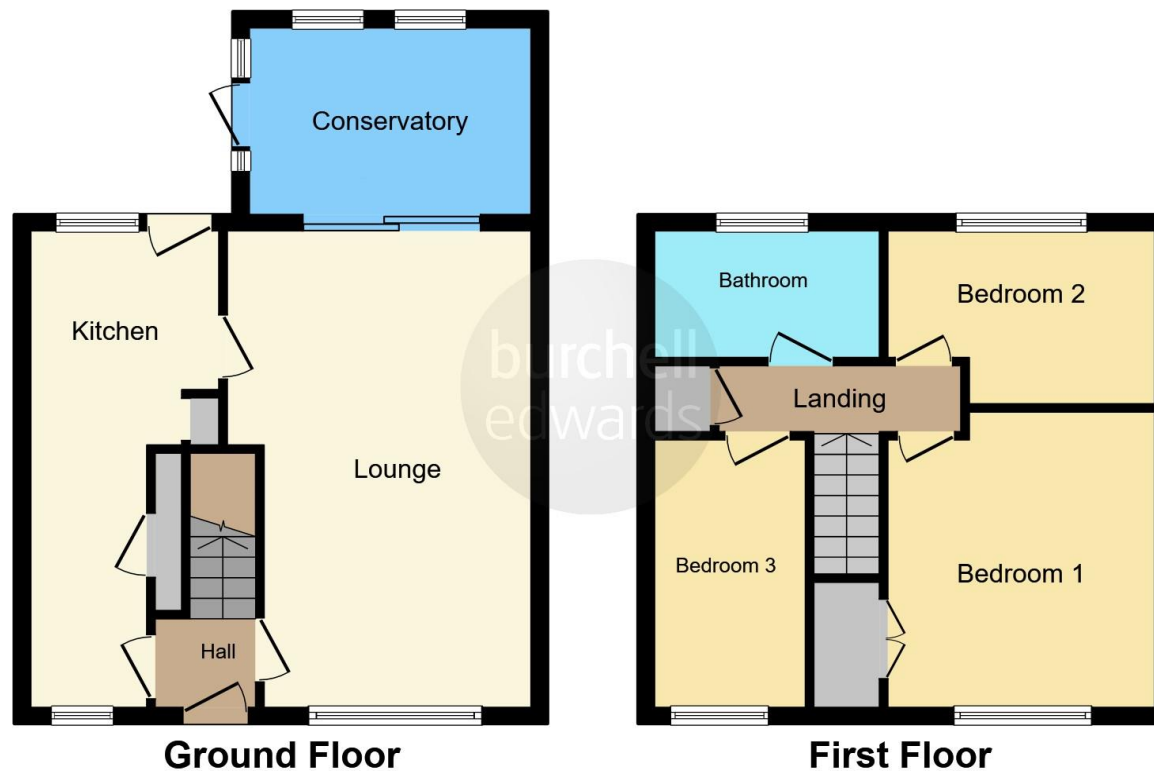












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**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

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