



Chester Road  
Castle Bromwich BIRMINGHAM





### Property Description

Burchell Edwards are delighted to present this three bedroom semi detached property situated in the popular area of Castle Bromwich, Birmingham (B36).

Making an ideal purchase for large or growing families alike, carrying a beautiful natural light throughout- this home is perfect for those wanting to make a house into a home.

With plenty of living space throughout, the property in brief compromises an entrance porch, spacious hallway, large through lounge with patio doors that open out to a generously sized rear garden, a dining room, family kitchen and a home office space that was originally a garage (also can be easily changed back again if preferred).

Upstairs you will discover your traditional three bedrooms, four piece family bathroom and a secondary staircase leading to a generous loft space.

Outside, this plot has ample off road parking to the front elevation and a large family garden to the rear, with gated side access and providing a wonderful private space to relax and let the whole family enjoy. With plenty of room for extending (STPP) should you wish to increase the size of this home, we anticipate high levels of interest.

Located in a sought after location, within a great community setting that provides excellent public transport links and is in close proximity to nearby schools, amenities and access to both the M6/M42 motorways.

We recommend viewing at your earliest convenience to gain a sense of space and accommodation available.

### Entrance Porch

Double glazed windows to all elevations and vinyl flooring.

### Entrance Hallway

Under stairs storage cupboard, central heating radiator, carpet and stairs to first floor accommodation.

### Through Lounge

28' 7" max into bay x 11' 9" max into recess ( 8.71m max into bay x 3.58m max into recess )  
Bay window to front elevation, double glazed patio doors to rear elevation, two central heating radiators and carpet.

### Dining Room

9' 6" max x 6' 7" max ( 2.90m max x 2.01m max )  
Double glazed window to rear elevation, central heating radiator, spotlights, laminate flooring and wall mounted boiler.

### Kitchen

19' 5" x 6' 10" ( 5.92m x 2.08m )  
Double glazed sliding patio doors to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, space and plumbing for washing machine, central heating radiator ad laminate flooring.

### Home Office

.14' 2" x 7' 4" ( 4.32m x 2.24m )  
Carpet.

### Landing

Double glazed window to side elevation, carpet and door to loft area.

### Bedroom One

14' 3" max into bay x 11' 9" ( 4.34m max into bay x 3.58m )  
Double glazed bay window to front elevation, central heating radiator and carpet.

### Bedroom Two

12' 3" max into bay x 11' 2" max ( 3.73m max into bay x 3.40m max )  
Double glazed window to rear elevation, central heating radiator and carpet.



### **Bedroom Three**

7' 10" x 5' 9" ( 2.39m x 1.75m )

Double glazed window to front elevation,  
central heating radiator and carpet.

### **Bathroom**

Double glazed window to rear elevation, W.C,  
wash hand basin, panelled bath, shower and  
central heating radiator.

### **Loft Space**

12' 6" x 11' 8" ( 3.81m x 3.56m )

Velux window, central heating radiator and  
carpet.

### **Front Garden**

Block paved driveway providing off road  
parking.

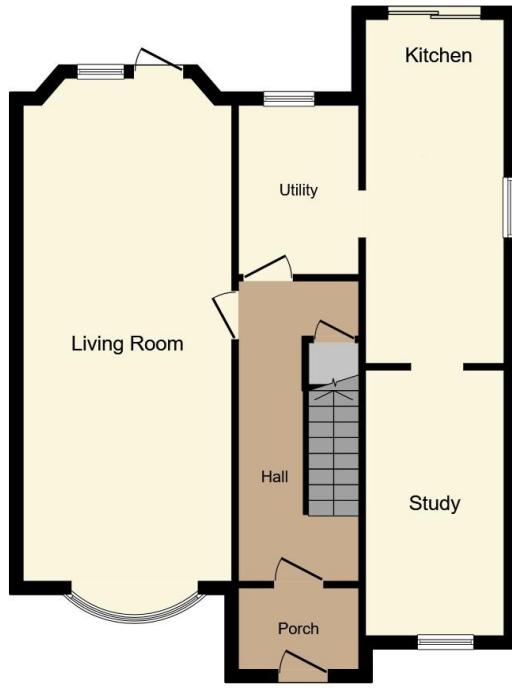
### **Rear Garden**

Concrete area, patio area, lawned area, gated  
side access to frontage, electric point, fencing  
to all boundaries.





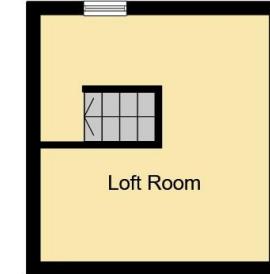




**Ground Floor**



**First Floor**



**Loft**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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