



Chester Road, Castle Bromwich Birmingham



Chester Road, Castle Bromwich Birmingham B36 0JH

for sale offers in excess of
£325,000



Property Description

Burchell Edwards are delighted to offer this well presented three bedroom traditional semi-detached family home, situated on the very popular Chester Road in Castle Bromwich (B36).

The property is beautifully maintained throughout and briefly comprises a fully enclosed porch entrance hallway, two Reception Rooms, an extended 'L' shaped modern Fitted Kitchen/Breakfast Room with integrated appliances, three bedrooms (fitted wardrobes in two), fully tiled shower room and a separate W.C.

Upon arrival you will discover ample off-road parking by-way-of a side garage and a drive, and to the rear a well maintained private garden.

The property sits behind a service road within easy reach of all amenities, great school catchments and transport links.

Additional benefits include new gas central heating radiators throughout and double glazing.

Viewings are definitely recommended to appreciate the space and accommodation available. Please call branch on 0121 749 7888 to book.

Approach

Driveway providing off road parking.

Reception Porch

Hard wood flooring.

Entrance Hallway

Central heating radiator and hard wood flooring.

Lounge

12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed bay window to front elevation, hard wood flooring and central heating radiator.

Dining Room

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed bay window incorporating patio doors to rear elevation and central heating radiator.

Breakfast Kitchen

16' 3" x 15' 4" (4.95m x 4.67m)

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, frankie boiling water tap with filter, Neft double oven, 5 ring induction hob, extractor hood, integrated microwave, fridge/freezer, additional freezer wine cooler, washing machine and tumble dryer, tiled to splash prone areas, laminate flooring and two central heating radiators.



Landing

Obscure double glazed window to side elevation, boarded loft access and central heating radiator.

Bedroom One

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed bay window to front elevation, fitted wardrobes and central heating radiator.

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

7' 7" x 5' 9" (2.31m x 1.75m)

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

W.C

Obscure double glazed window to rear elevation, low level flush WC, laminate flooring and spotlights.

Shower Room

Obscure double glazed window to side elevation, wash hand basin with vanity storage, laminate flooring, extractor fan, shower, spotlights and central heating radiator.

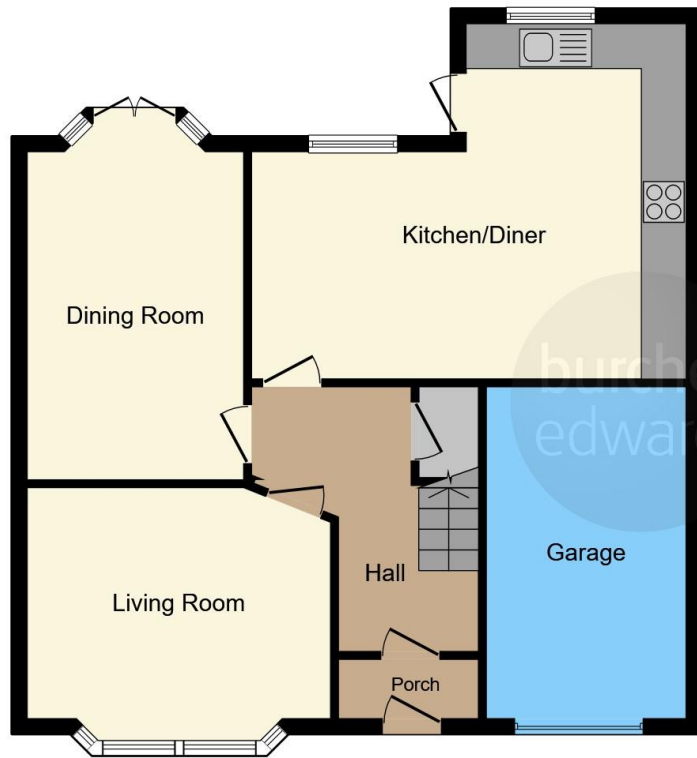
Garden

Patio area, outside tap, water feature, pond, lawn and mature plants and shrubs to borders.

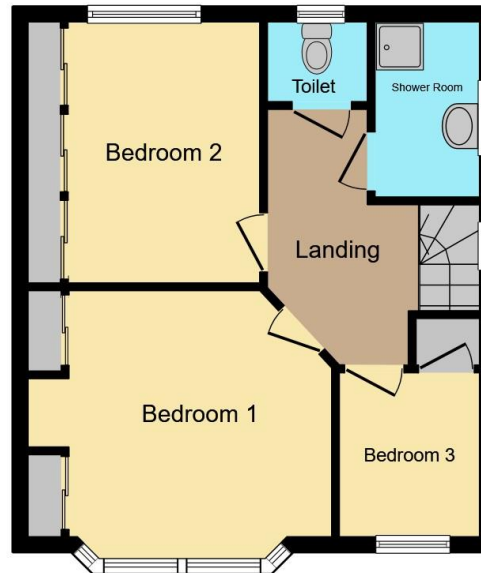
Garage

Up and over door, power supply and light point.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW207839



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW207839 - 0005