



Chester Road, SUTTON COLDFIELD

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edwards



Chester Road, SUTTON COLDFIELD, B73 5HJ

for sale  
£400,000



### Property Description

Burchell Edwards are delighted to bring to market this substantial five bedroom family home on Chester Road. Offering accommodation over three floors, the property provides versatile living space with multiple en-suites, a generous reception room, and a private rear garden - making it an ideal choice for growing families seeking both space and convenience.

The ground floor begins with a welcoming porch and hallway, leading to a spacious front bedroom complete with en-suite, a guest cloakroom, a well-fitted kitchen, and a large rear reception room opening directly onto the garden. The first floor provides three further bedrooms, one with its own en-suite, together with a family bathroom. The top floor offers two additional bedrooms, including another with en-suite facilities, giving flexibility for children, guests, or home working.

Outside, the enclosed rear garden offers both a lawn and patio, perfect for children to play and for family entertaining. The property is ideally placed for Boldmere High Street, which provides a wide range of independent shops, cafés, and restaurants, while the green open spaces of Sutton Park are only a short distance away. Families will also appreciate excellent schooling in the area and strong transport links via Chester Road Station and local road networks.

### Bedroom One

28' 1" x 11' 10" ( 8.56m x 3.61m )  
Front-facing double bedroom with en-suite shower room.

### Guest Wc

Low-level WC and wash hand basin.

### Kitchen

24' 11" x 12' 10" ( 7.59m x 3.91m )  
Fitted with a range of wall and base units, integrated appliances, and ample workspace.

### Rear Reception

10' 2" x 13' 1" ( 3.10m x 3.99m )  
Excellent family living space with doors opening onto the garden

## Bedroom Two

20' 4" x 13' 5" ( 6.20m x 4.09m )

Double bedroom with en-suite shower room

## Bedroom Three

13' 5" x 14' 1" ( 4.09m x 4.29m )

Double bedroom with en-suite shower room

## Bedroom Four

13' 5" x 11' 6" ( 4.09m x 3.51m )

Additional well-proportioned bedroom

## Bathroom

Family bathroom fitted with bath, wash hand basin, and WC.

## Bedroom Five

13' 2" x 10' 10" ( 4.01m x 3.30m )

Generous double bedroom with front aspect.

## Reception Two

13' 5" x 13' 2" ( 4.09m x 4.01m )

Upstairs reception room with windows to front aspect

## Ensuite

Modern suite including shower cubicle, wash hand basin, and WC.













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)

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**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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