



Chester Road, Erdington, Birmingham





Chester Road, Erdington, Birmingham, B23 5TH

for sale offers in the region of  
**£300,000**



### Property Description

This substantial traditional family home offers a level of internal space that is rarely appreciated from the outside. Arranged over two floors, the layout is both generous and highly functional, providing multiple reception rooms, four bedrooms, and clearly defined living zones that suit long-term family occupation as well as future reconfiguration.

The ground floor is anchored by three principal reception spaces. A formal reception room sits to the front, while a separate lounge provides a central living area with excellent proportions. To the rear, a large dining room offers genuine entertaining scale and a natural connection between living space and kitchen. The kitchen itself is compact and practical, with access to a rear lean-to that adds useful ancillary space.

Upstairs, the first floor delivers four bedrooms of varying but usable dimensions, allowing flexibility for family living, home working, or guest accommodation. The main bedroom is notably spacious, supported by three further bedrooms that are well-proportioned for the style and age of the property. A family bathroom and separate WC complete the first-floor arrangement, reinforcing the practicality of the layout.

Overall, this is a deceptively spacious home with strong fundamentals. The internal footprint, room sizes, and traditional proportions combine to create a property that rewards inspection and offers clear scope for modernisation or personalisation, while remaining entirely liveable.

### Reception Room

A versatile front reception room that can be used as a sitting room, snug, or home office, with sufficient space for a sofa and occasional furniture.

### Lounge

A spacious main lounge positioned centrally within the property, providing ample room for a full range of living room furniture and forming a comfortable everyday living space.

### Dining Room

A large dining room offering excellent space for a family-sized table and chairs, ideal for entertaining or formal dining, with a layout that allows easy connection to the rest of the ground floor.

### Kitchen

A practical kitchen fitted with wall and base units, work surfaces, and space for appliances, positioned to the rear with access to the lean-to.

### Lean To

A useful additional area providing access to the rear garden and offering further storage or utility-style use



## Bedroom One

A generously sized principal bedroom with ample space for a double bed, wardrobes, and bedroom furniture.

## Bedroom Two

A generously sized principal bedroom with ample space for a double bed, wardrobes, and bedroom furniture.

## Bedroom Three

A comfortable double bedroom with space for bedroom furniture, ideal as a secondary or guest room.

## Nursery

A single bedroom suitable for a child's room, home office, or dressing room.

## Bathroom

Fitted with a bath and wash hand basin.

## Wc

A separate toilet positioned off the landing, adding practicality for family living.

## Garden

Sizeable corner plot, with room for a garage to be built at the bottom of the garden.



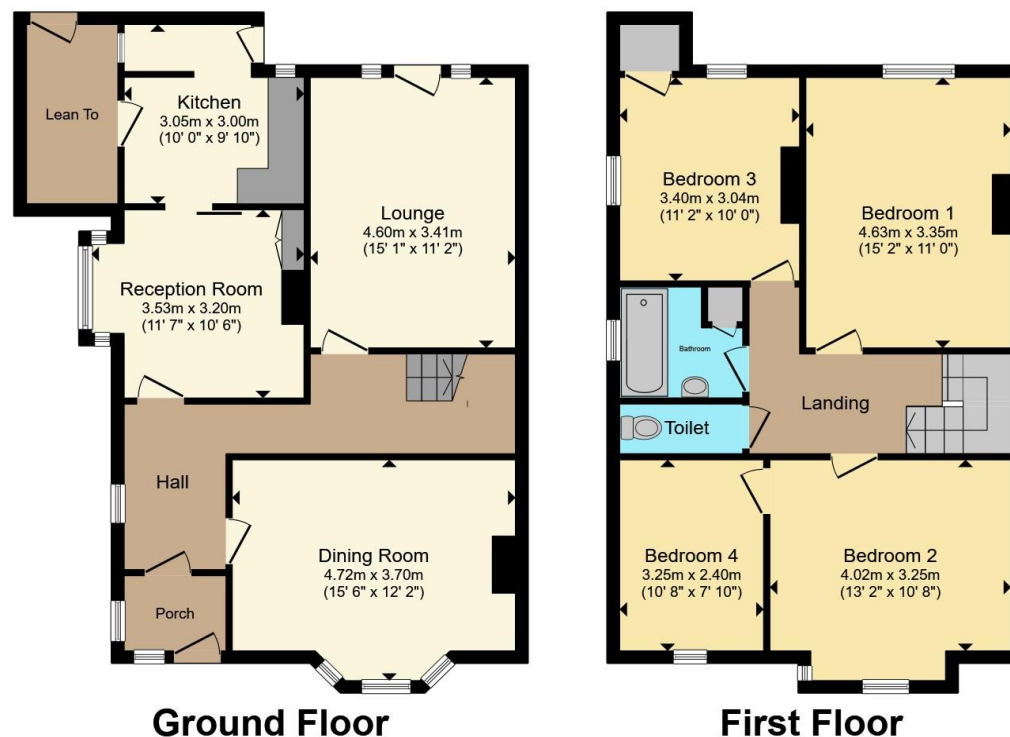












Total floor area 137.7 m<sup>2</sup> (1,483 sq.ft.) approx

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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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