

# Cottons

CHARTERED SURVEYORS

983 Chester Road, Erdington,  
Birmingham, B24 0HQ

**£459,000**



- Four Bedrooms
- Extended Modern Kitchen/Dinner
- Double Glazed Windows
- Detached House
- Driveway and Garage
- Gas fired Central Heating

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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An extended four-bedroom detached house, offered for sale in a presentable condition and benefitting from double glazing, gas fired central heating, under floor heating, modern kitchen units and a converted loft room with velux windows adding superb potential. The property is located close to Pipe Hayes Park and is conveniently located close to a range of local amenities and is with approximately 1 mile's distance from the shops and amenities located in Wylde Green. EPC - D

**Property Tenure**  
Freehold

**Council Tax Band**  
E

### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

## ACCOMMODATION

### Entrance Porch

### Entrance Hallway

**Front Reception Room** 11' 8" x 12' 2" (3.55m x 3.72m)  
Double glazed bay window, central heating radiator

**Rear Reception Room** 14' 3" x 26' 11" (4.35m x 8.20m)  
Double glazed bi-fold doors to garden, Velux skylights x 2, central heating radiator

**Kitchen/Diner** 11' 0" x 22' 0" (3.35m x 6.70m)  
Matching range of modern gloss wall and base units, sink unit, plumbing for washing machine, tiled floor with under floor heating, double glazed window and skylight, double glazed door to side.

### First Floor

**Bedroom 1** 11' 10" x 12' 2" (3.60m x 3.70m)  
Double glazed window, central heating radiator

**Bedroom 2** 11' 6" x 16' 5" (3.50m x 5.00m)  
Double glazed window, central heating radiator and

**En-suite** 3' 0" x 7' 3" (0.92m x 2.20m)  
Shower cubicle, wash basin and wc

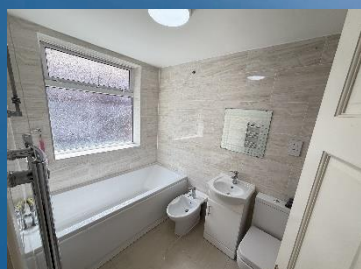
**Bedroom 3** 14' 3" x 8' 0" (4.35m x 2.45m)  
Double glazed window, central heating radiator

**Bedroom 4** 11' 4" x 9' 2" (3.45m x 2.80m)  
Double glazed window, central heating radiator and built in wardrobe

**Loft Room**  
Accessed via stairs with Velux window and power points

**Garage** 8' 2" x 14' 9" (2.50m x 4.50m)  
Double doors to front, light and power

**Outside**  
Front: Lawned garden and driveway allowing for off road parking Rear: Patio area and lawned garden



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