



Chester Road, Streetly
Sutton Coldfield, B74 2HP

Offers Over £550,000

Set within a prime residential area, this well presented family home enjoys convenient access to an excellent selection of highly regarded schools, making it ideal for buyers with children of all ages. Commuters are well catered for with superb transport connections via both road and rail, while an array of shopping, dining and leisure amenities can be found close by in Mere Green and Sutton Coldfield. The vast open spaces of Sutton Park are also just a short distance away, perfect for outdoor recreation and family walks.

The property is approached through secure gates opening onto a generous private driveway, screened for added privacy. Internally, the accommodation begins with an enclosed entrance porch leading into a welcoming reception hall with guest cloakroom/WC. To the front of the property is an elegant lounge, while to the rear a spacious reception room which opens into a substantial conservatory overlooking the garden. The ground floor also benefits from a fitted kitchen together with a separate utility area.

Upstairs, the first floor offers three well proportioned double bedrooms. The principal bedroom features its own ensuite WC and wash basin, whilst the second bedroom enjoys direct access to the impressive family bathroom, fitted with a four-piece suite. Bedroom three has a useful cupboard, which has the potential to be converted into a small en-suite shower room, or a useful walk in wardrobe.

Further benefits include an integral garage, a covered side passage and a beautifully maintained private rear garden offering a high degree of seclusion.

Offered for sale with no onward chain, viewing is highly recommended to fully appreciate the accommodation and location on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch 9' 6" x 4' 5" (2.89m x 1.35m)

Entrance Hall 12' 2" (max) x 16' 3" (max) (3.71m x 4.95m)

Lounge 15' 5" x 10' 8" (4.70m x 3.25m)

Reception Room 11' 7" x 13' 2" (3.53m x 4.01m)

Kitchen 11' 7" x 11' 7" (3.53m x 3.53m)

Utility Room 5' 0" x 7' 5" (1.52m x 2.26m)

WC 7' 4" x 3' 0" (2.23m x 0.91m)

Conservatory 13' 9" x 12' 2" (4.19m x 3.71m)

Side Passage 20' 3" x 3' 4" (6.17m x 1.02m)

Garage 17' 3" (max) x 12' 9" (max) (5.25m x 3.88m)

First Floor Landing

Bedroom One 15' 5" x 10' 8" (4.70m x 3.25m)

WC En-Suite 5' 11" x 4' 5" (1.80m x 1.35m)

Bedroom Two 13' 2" x 11' 6" (4.01m x 3.50m)

Bedroom Three 13' 1" x 8' 6" (3.98m x 2.59m)

Family Bathroom 11' 5" (max) x 8' 5" (max) (3.48m x 2.56m)







Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

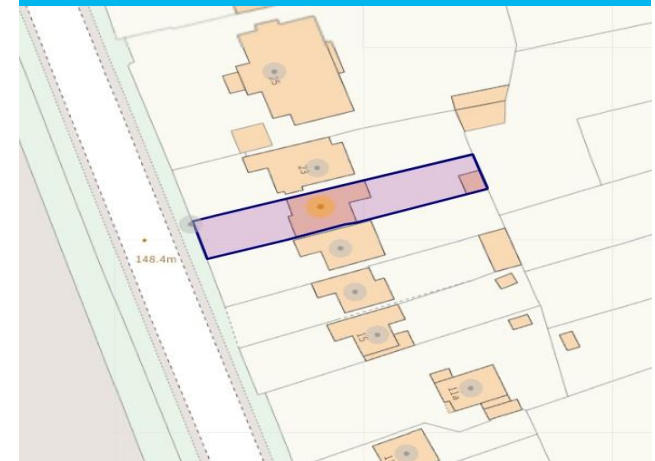


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.