

ACRES

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- Spacious Semi Detached Family Home
- Generous Lounge with Two Reception Areas
- Large Kitchen/Dining Room with Utility Room
- Useful Home Office/Playroom
- Additional Conservatory
- Four Well Proportioned Bedrooms
- Family Bathroom
- Block Paved Driveway Providing Parking for Multiple Vehicles
- Landscaped Private Rear Garden with Patio
- Internal Viewing is recommended



CHESTER ROAD NORTH, , B73 6SJ - OFFERS AROUND £550,000

A spacious four bedroom semi detached family home situated on Chester Road North, offering well proportioned accommodation arranged across two floors, together with a generous block paved driveway, garage, conservatory, home office and landscaped rear garden. The property provides excellent versatility for modern family living, with two reception areas currently opened up to create one substantial lounge, alongside a large kitchen/dining room and additional utility, WC and home office facilities. Ideally positioned for access to a range of local amenities, well regarded schools and excellent transport links, the property is well placed for families and commuters alike. The accommodation offers a good balance of living and bedroom space, with four well proportioned bedrooms, a family bathroom and useful storage throughout. Outside, the block paved driveway provides parking for multiple vehicles, while the landscaped rear garden offers a private and well maintained space for seating, entertaining and family enjoyment. Accessed via a block paved driveway providing parking for multiple vehicles, with a private hedge to the front. Block paved steps lead to the entrance porch;

ENTRANCE PORCH: Having a part PVC double glazed entrance door to front, PVC double glazed windows to front and side and tiled flooring.

ENTRANCE HALL: Having a part obscure PVC double glazed door with obscure PVC double glazed windows to either side, door providing access to a useful storage cupboard, radiator, wood effect flooring and stairs rising to the first floor landing, with doors leading off to the ground floor accommodation.

LOUNGE: 35'1" max x 11'2" / 29'8" min A particularly spacious reception area formed from two reception rooms which have been opened up to create one substantial living space. Having PVC double glazed bay window to front, PVC double glazed French doors and window overlooking the rear, two radiators and gas coal effect fire inset into a marble hearth with feature surround. Wood effect laminate flooring runs throughout, with ample space for a range of lounge furniture.

KITCHEN/DINING ROOM: 16'9" max x 16'7" max / 10'9" min x 6'4" min A generous and versatile kitchen/dining space fitted with a composite sink and drainer set into a work surface, with matching base units, wall mounted units and drawers. Space for a range style cooker with extractor hood over, together with space for under counter appliances. PVC double glazed patio door and part PVC double glazed door provide access into the conservatory. Tiled flooring, space for a dining table and chairs, door leading to the home office and internal door providing access to the utility room.

HOME OFFICE: 11'4" x 6'8" Having PVC double glazed windows to side and rear, radiator and versatile space suitable for use as a home office, study, playroom or additional reception area.

CONSERVATORY: 14'9" x 8'3" A useful additional reception space having PVC double glazed French doors to side, PVC double glazed windows to side and rear and radiator. A versatile room which could be utilised as an additional sitting area, playroom, dining space or entertaining room.

UTILITY ROOM: 7'2" x 6'8" max / 4'11" min Having matching work surfaces to the kitchen, with matching base and wall units, space and plumbing for washing machine, tiled flooring and internal door providing access to the garage.

GUEST WC: Having a low flushing WC, hand wash basin with tiled splashback and tiled flooring.

FIRST FLOOR LANDING: Having an obscure PVC double glazed window to side, loft access point and doors leading off to all four bedrooms, family bathroom and storage cupboard.

BEDROOM ONE: 18'2" x 15'11" min x 9'11" A generous principal bedroom having PVC double glazed bay window to front, radiator and ample space for a range of bedroom furniture.

BEDROOM TWO: 16'10" max x 12'10" min x 11'2" Having PVC double glazed bay window overlooking the rear, radiator and ample space for bedroom furniture.

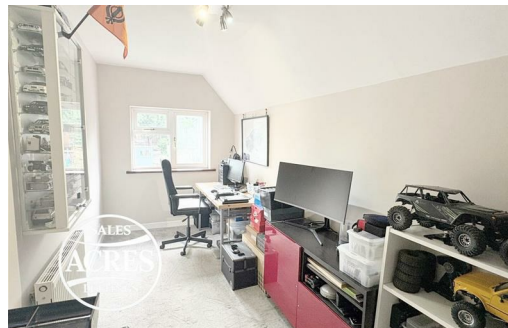
BEDROOM THREE: 14'11" x 10'3" Having two PVC double glazed windows to front, radiator, door providing access to a useful storage cupboard and space for bedroom furniture.

BEDROOM FOUR: 16'0" x 6'7" Having PVC double glazed window to rear, radiator and space for bedroom furniture.

FAMILY BATHROOM: 8'10" x 8'3" Fitted with a large walk in shower, large corner bath, low flushing WC and floating hand wash basin. Having tiled surround, tiled flooring, obscure PVC double glazed window to rear and chrome effect ladder style heated towel rail/radiator.

GARAGE: Having both single and double opening doors to the front, providing useful storage space with potential for conversion, subject to the necessary planning permissions and building regulations. (Please check the suitability of this garage for your own vehicle)

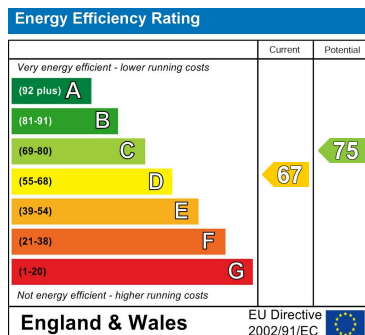
REAR GARDEN: The property benefits from a landscaped rear garden providing a good degree of privacy. A block paved patio area provides an ideal space for outdoor seating and entertaining, with block paved steps leading up to the main landscaped garden. A brick border separates the different areas, while a paved pathway runs to the side and towards the rear. The garden has been thoughtfully landscaped for ease of maintenance, with hedging providing privacy and a timber shed positioned centrally. To the rear are four raised areas, one finished with bark chippings and three with decorative stone, together with mature trees adding further privacy. The garden is enclosed by fencing to all boundaries.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.