



153 Chester Road, Birmingham, B36 0AA

£330,000

This semi detached property situated on the popular Chester Road Castle Bromwich briefly comprises porch, hallway, lounge, dining room, kitchen, three bedrooms, loft space and bathroom. There is a good size driveway leading to the garage and an enclosed rear garden. This property should be viewed to appreciate the size of property on offer.

Approach

Via block paved driveway with ample off road parking.



Porch

Double glazed windows to front and side, double glazed door to front.

Hallway

Double glazed door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.

Lounge

28'7 max into bay x 11'9 max into recess (8.71m max into bay x 3.58m max into recess)

Double glazed bay window to front, double glazed patio doors to rear, two radiators and two ceiling light points.



Dining Room

9'6 max x 6'7 max (2.90m max x 2.01m max)

Double glazed window to rear, wall mounted central heating boiler, radiator and spot lights to ceiling.



Kitchen

19'5 x 6'10 (5.92m x 2.08m)

Double glazed sliding doors to rear, double glazed window to side, wall base and drawer units, sink with drainer and mixer tap, space for appliances, space for white goods, radiator and ceiling light point.



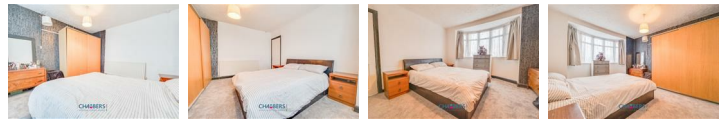
Landing

Double glazed window to side, door leading to loft space and ceiling light point.

Bedroom One

14'3 max into bay x 11'9 (4.34m max into bay x 3.58m)

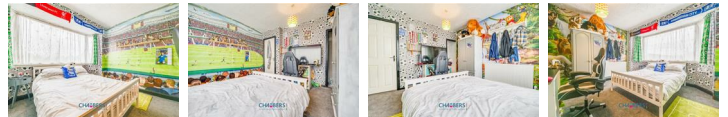
Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

12'3 max into bay x 11'2 max (3.73m max into bay x 3.40m max)

Double glazed bay window to rear, radiator and ceiling light point.



Bedroom Three

7'10 x 5'9 (2.39m x 1.75m)

Double glazed window to front, radiator and ceiling light point.

Loft Space

12'6 x 11'8 (3.81m x 3.56m)

Velux window, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, low level W/C, hand wash basin, panel bath with shower over, radiator and ceiling light point.



Rear Garden

Patio area, area laid to lawn, gated side access, outside electrical point and enclosed to neighbouring boundaries.



Garage

14'2 x 7'4 (4.32m x 2.24m)



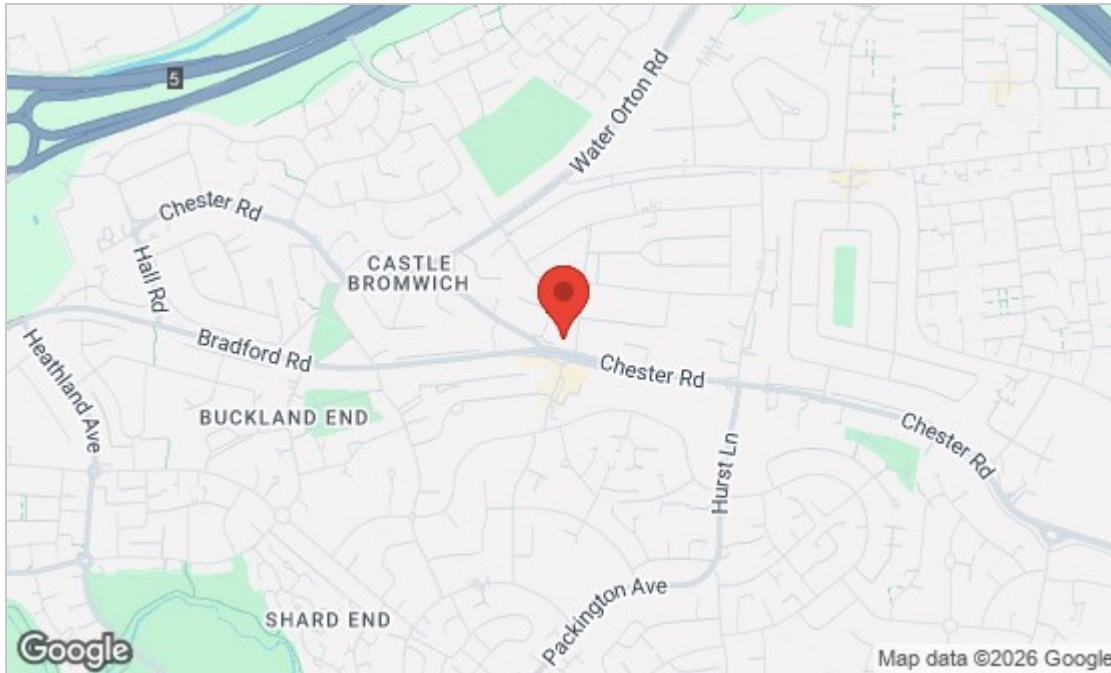
Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D

EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
 Tel: 01216795187
 info@chambersproperty.net
 www.chambersproperty.net