



- No upward chain
- Three good bedrooms
- Attractive, spacious lounge
- Open-plan fitted dining kitchen
- Attractive rear garden
- Spacious, well-maintained accommodation
- Within walking distance of Chester Road and Wyld Green train station
- Set close to Wyld Green shopping centre
- Set Close to Bold-mere



CHESTER ROAD, , B73 5HS - OFFERS IN THE REGION OF £255,000

Set in a central and convenient location, just a short stroll from a host of amenities within Wylde Green including local shops, restaurants, and cafés, the property is additionally served locally by schooling for all ages. Excellent public transport links are readily available, including the Cross City rail line at Chester Road and Wylde Green station. Additionally, the property is enhanced further by the provision of gas central heating and PVC double glazing (both where specified). An ideal first purchase or indeed family home – to fully appreciate the spacious, well-maintained accommodation on offer, we highly recommend an internal inspection. Briefly comprising: reception hall, attractive spacious lounge, open-plan fitted dining kitchen, three bedrooms, well-appointed white shower room, and a well-tended rear garden.

Set back from the roadway, behind a deep lawn area and lawned fore garden, a pathway gives access to the property, being entered via a multi-locking front door with obscured double glazed insets opening to:

RECEPTION HALL: PVC double glazed window to front.

SPACIOUS LOUNGE: 14' max / 7'6 min x 12'8 max / 11' min. PVC double glazed bow window to front, coal-effect living flame gas fire set on a marble hearth with matching recess and fire surround.

FITTED BREAKFAST KITCHEN: 16' x 10' max / 8'6 min. PVC double glazed windows to rear with double glazed double French doors to garden, radiator, being open plan to:

FITTED KITCHEN: PVC double glazed window to rear, one and a half bowl sink unit set into roll edged work surfaces with tiled splashbacks, a range of fitted units to both base and wall level including drawers, recesses for appliances, and a stainless steel extractor canopy, and pantry cupboard.

STAIRS TO LANDING

BEDROOM ONE: 13'7 x 9'6. PVC double glazed window to front, and radiator.

BEDROOM TWO: 9'6 x 8'6. PVC double glazed window to rear, double and single built-in wardrobes, and radiator.

BEDROOM THREE: 10'6 x 8'3 max / 6'3 min. PVC double glazed window to front, and radiator.

SHOWER ROOM: PVC double glazed obscure window to rear, matching white suite comprising close-coupled WC, wash hand basin, shower cubicle with glazed splash screens, tiling to walls, and radiator.

OUTSIDE: Paved patio area to a lawned rear garden, having timber fencing and gate to rear, accessing right of way.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

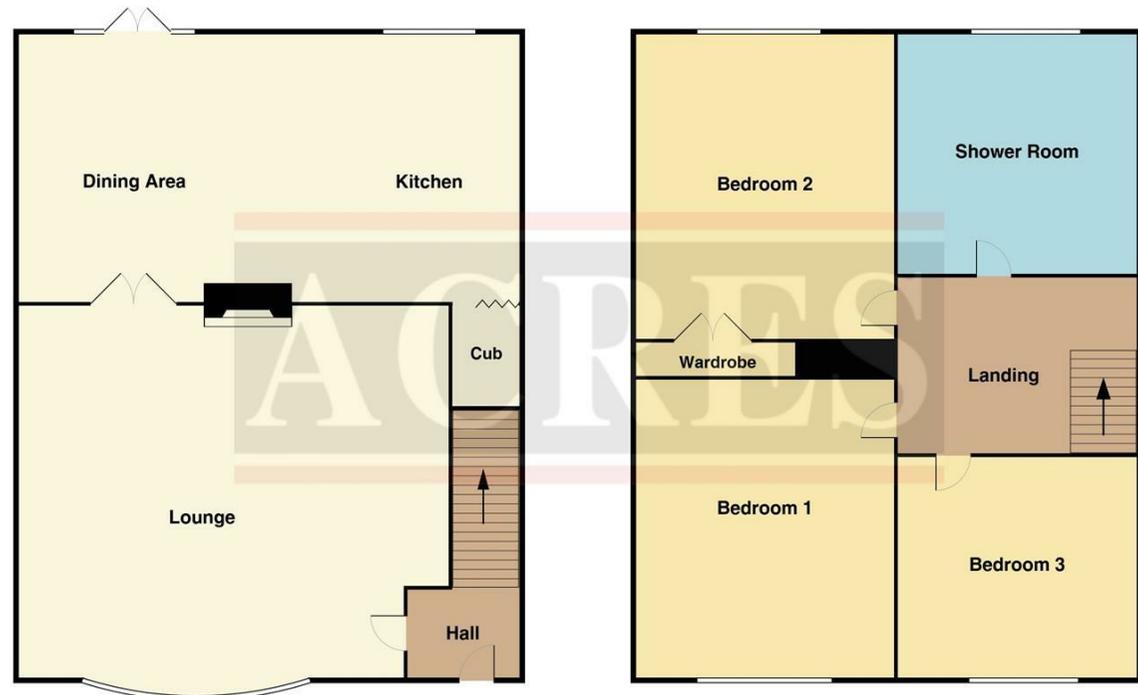
COUNCIL TAX BAND: C **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Chester Road, Sutton Coldfield



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.