



Chestnut Drive, Erdington, Birmingham

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Property Description

Situated on the ever-popular Chestnut Drive, this well-presented and versatile four-bedroom semi-detached home offers generous living accommodation throughout, ideal for growing families or those seeking flexible space. The property benefits from a substantial rear garden and a large driveway to the front, providing ample off-road parking. Internally, the home is well maintained and offers a practical layout, with a spacious through lounge forming the heart of the home, complemented by a modern kitchen positioned to the rear.

A key advantage of this property is the additional ground floor room, which can be utilised as a fourth bedroom, second reception room or home office, alongside a convenient ground floor shower room. To the first floor, three well-proportioned bedrooms are accompanied by a family bathroom. The rear garden offers excellent outdoor space with a high degree of privacy, making this a strong all-round opportunity in a sought-after residential location.

Hall

Welcoming entrance hall with access to all ground floor rooms and staircase rising to first floor.

Lounge

Spacious through lounge with ample room for both living and dining areas, featuring bay window to the front and rear aspect allowing plenty of natural light.

Kitchen

Modern fitted kitchen with a range of wall and base units, work surfaces over, and space for appliances, with access to the rear garden.

Shower Room

Fitted with shower, wash hand basin and WC.

Sitting Room / Bedroom 4

Versatile room suitable as a fourth bedroom, home office or additional reception space.



Landing

Providing access to all first floor rooms.

Main Bedroom

Good-sized double bedroom with bay window to the front elevation.

Bedroom Two

Double bedroom overlooking the rear.

Bedroom Three

Further well-proportioned bedroom.

Bathroom

Fitted family bathroom comprising bath, wash hand basin and WC.

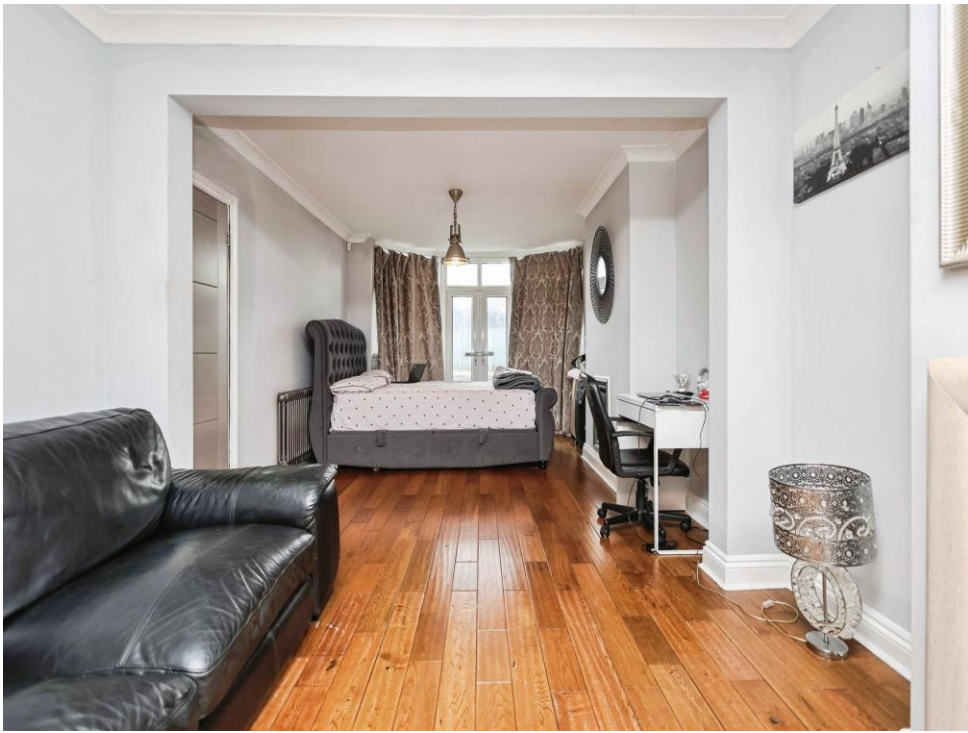
Rear Garden

Generous and well-maintained rear garden, mainly laid to lawn with patio area, offering excellent outdoor space ideal for families and entertaining

Garage

Fully detached garage with full electrics and space for one car and additional storage

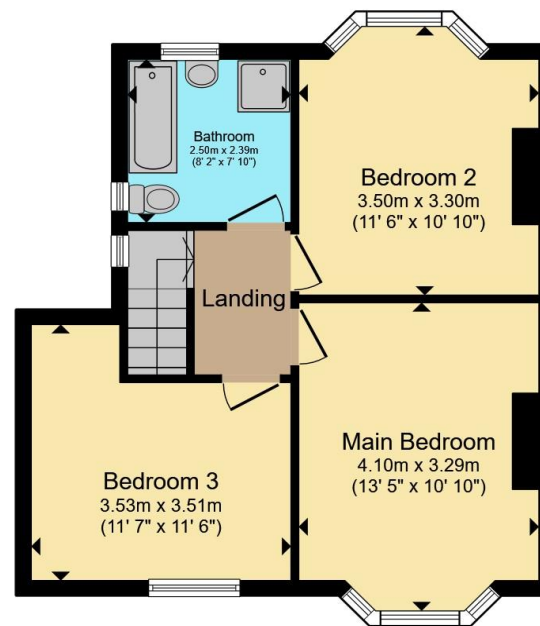








Ground Floor



First Floor

Total floor area 107.3 m² (1,154 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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