



## 72a Chester Road, Birmingham, B36 9BU

**£325,000**

A three bedroom semi-detached home situated in the heart of Castle Bromwich Village. The property offers spacious accommodation including three good-sized bedrooms, two reception rooms, and a fitted kitchen.

To the front, there is a driveway providing off-road parking, while to the rear you'll find a garage and a private, enclosed garden—ideal for families or outdoor entertaining. Conveniently located close to local amenities, schools and transport links. This home combines village charm with everyday practicality.

## Approach

Driveway to front



## Kitchen

15'02 x 6'03 (4.62m x 1.91m)

Having wall, base and drawer units, integrated oven and gas hob with cooker hood over, sink unit, space for white goods, double glazed window to rear, double glazed door to side entry and ceiling light point.



## Hallway

Door to fore, stairs to first floor accommodation, radiator and ceiling light point.



## Side Entry

Door to front and rear.

## Landing

Double glazed window to side, loft access and ceiling light point.

## Bedroom One

10' x 14'06 (3.05m x 4.42m)

Double glazed window to rear, built in wardrobe, radiator and ceiling light point.



## Lounge

15 x 9'10 (4.57m x 3.00m)

Double glazed bay window to front, radiator and four wall light points.



## Bedroom Two

15' x 9'11 (4.57m x 3.02m)

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



## Reception Room Two

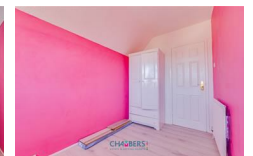
9'11 x 15'02 (3.02m x 4.62m)

Double glazed French doors leading to rear garden, radiator and ceiling light point.

## Bedroom Three

11'01 x 6'04 (3.38m x 1.93m)

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



## Bathroom

Double glazed window to front, panelled bath, walk in shower, low level w/c, pedestal hand wash basin and ceiling light point.



## Rear garden

Mainly laid to lawn, gated rear access, rear garage, enclosed to neighbouring boundaries.



## Further Information

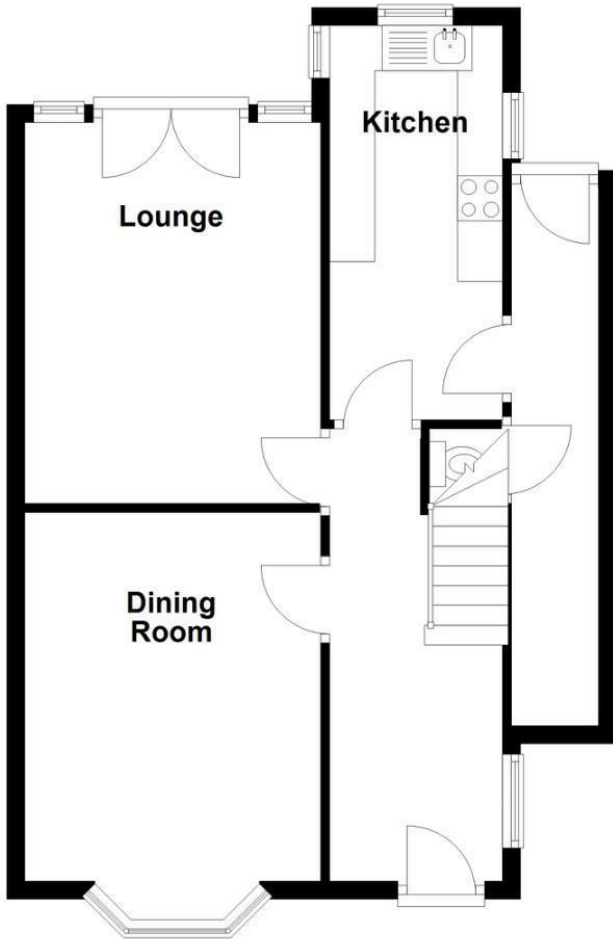
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D  
EPC Rating - C

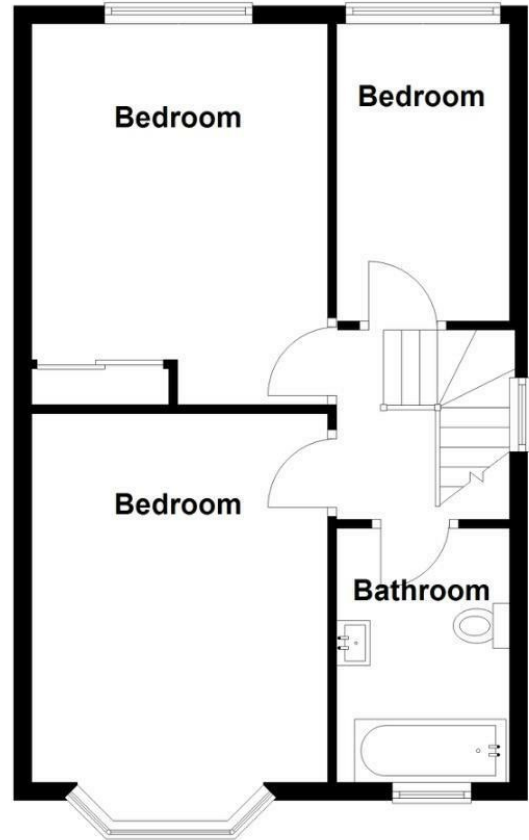
## Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)

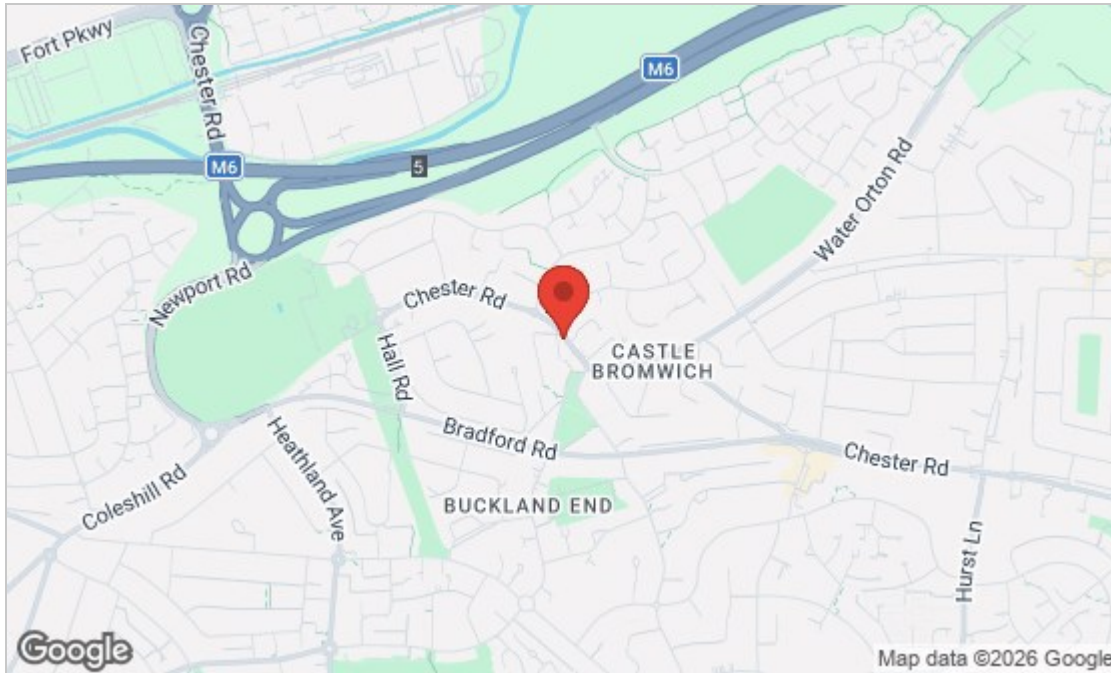


## First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net