PAUL CARR Estate Agents Sales & Lettings

Streetly | 0121 353 6464 | Streetly@paulcarrestateagents.co.uk



Chester Road, Streetly
Sutton Coldfield, B74 2HH

Offers in the Region Of £450,000

SPACIOUS FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME – OFFERED WITH NO ONWARD CHAIN

Situated on Chester Road in the heart of Streetly, this generously proportioned, extended four bedroom semi-detached home offers spacious accommodation and excellent potential, making it an ideal choice for families looking to create a home of their own. Conveniently positioned for highly regarded local schools, transport links and a range of everyday amenities, the property combines a sought-after location with versatile living space.

The ground floor features two large reception rooms, providing ample space for both family living and entertaining, with the flexibility to create separate lounge and dining areas. The kitchen is complemented by a separate utility room, offering additional space for household tasks and helping to keep the main living areas organised. A downstairs W.C. and integral garage add further practicality.

Upstairs, four well-proportioned bedrooms provide generous accommodation for a growing family, with flexibility to use a bedroom as a home office or guest room if required. Outside, the spacious, private rear garden offers plenty of room for outdoor seating, entertaining and family recreation, along with the opportunity for keen gardeners to make their mark. With its generous room sizes, extended accommodation and considerable scope for personalisation, this property presents an excellent opportunity for buyers seeking a long-term family home in central Streetly.

Offered for sale with no onward chain, viewing is highly recommended to appreciate the space and potential on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Accommodation

Porch
4' 0" x 2' 5" (1.22m x 0.74m)

Entrance Hall
13' 9" x 6' 0" (4.19m x 1.83m)

Lounge
15' 8" (into bay) x 10' 8" (4.77m x 3.25m)

Dining Room
14' 1" (max) x 10' 8" (4.29m x 3.25m)

Kitchen
12' 10" x 7' 4" (3.91m x 2.24m)

Utility
13' 7" x 6' 6" (4.14m x 1.98m)

Ground Floor WC
3' 11" x 2' 9" (1.19m x 0.85m)

Garage
17' 0" x 7' 7" (5.19m x 2.32m)

Bedroom One
16' 2" (into bay) x 10' 9" (4.92m x 3.27m)

Bedroom Two
14' 7" (into bay) x 10' 8" (4.44m x 3.25m)

Bedroom Three
16' 8" x 7' 5" (5.07m x 2.27m)

Bedroom Four
8' 3" x 5' 11" (2.51m x 1.80m)

Shower Room
7' 10" x 7' 5" (2.39m x 2.25m)







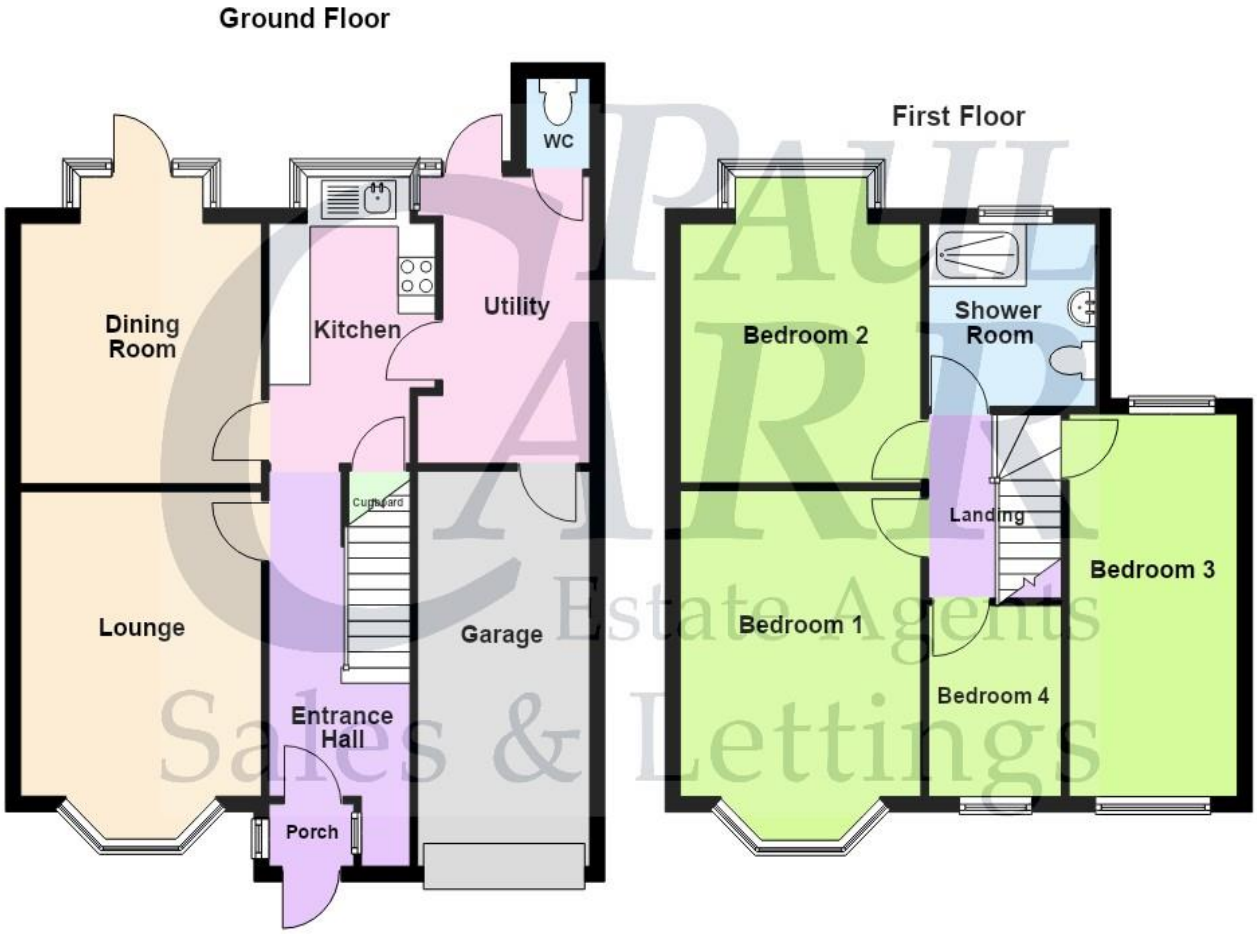






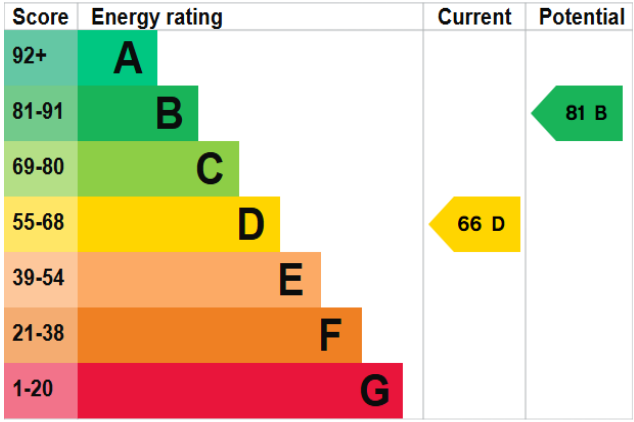
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating



Map Location





















Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.