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1a St Chads Road, Sutton Coldfield, B75 7QR

£395,000

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Total floor area 162.3 sq.m. (1,747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - End Terrace Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Pleasantly and conveniently located on the corner of Chadwick Road, this traditional end-terraced home has been largely extended, completely refurbished and luxuriously refitted throughout to form two self-contained apartments (can also be converted back into a great 5 bedroomed home). Having a potential rental of £1200pcm per apartment, this truly is a fabulous investment opportunity, ideal for extended families or ideal to get a foot on the property ladder - living in one apartment and benefiting from the rent from the other. The apartments briefly comprise;

Ground floor: deep wide driveway providing ample off road parking, beautiful double glazed apartment with underfloor heating throughout, 2 double bedrooms, luxury shower room, separate utility with electric central heating boiler, expensively fitted kitchen with double oven, halogen hob, fridge, dishwasher and leading to attractive, good sized living room. Landscaped, secluded rear garden with patio, decking and fenced surround.

First floor: Having gas central heating and double glazing, this first floor apartment has separate private access with intercom, hall with stairs, study landing having store cupboard and hatch with ladder to large loft, 2 bedrooms (bedroom 1 with shower room ensuite), family bathroom with linen store, large living room with potential to easily split into further bedrooms, fitted kitchen with oven, hob and Baxi gas boiler. Outside, gated side garden with large shed having power.

Second floor: Stairs leading to bedroom 2.

Features

- Remarkable and quite fantastic opportunity
- Total rebuild and refurbishment
- Two magnificent apartments
- Superb investment opportunity
- Self-contained apartments, easily converted back to a 5 bed home
- Gas central heating and electric central heating
- Council Tax Band A