



**HUNTERS**<sup>®</sup>  
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617 Chester Road, Sutton Coldfield, West Midlands, B73 5HY

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Offers In Excess Of £425,000

Hunters are pleased to market for sale, with the benefit of NO UPWARD CHAIN this four bedroom, traditional semi detached home situated close to Boldmere amenities, Chester Road Train Station and local schools. Viewing of the property is essential to appreciate the deceptively spacious accommodation on offer.

In internal accommodation briefly comprises, entrance porch, hallway with stairs to first floor, lounge, dining room, downstairs cloakroom, under stairs storage cupboard and a door leading to cellar, a large kitchen diner with a range of wall and base units and space for appliances, a separate utility room with space for appliances.

The first floor boasts three double bedrooms and a family bathroom with fitted white suite.

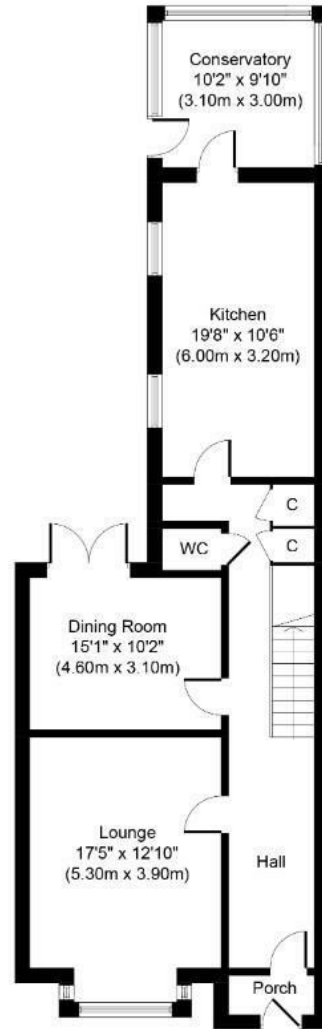
The second floor provides a further bedroom.

The rear garden is fully enclosed with a paved patio area and further lawn area.

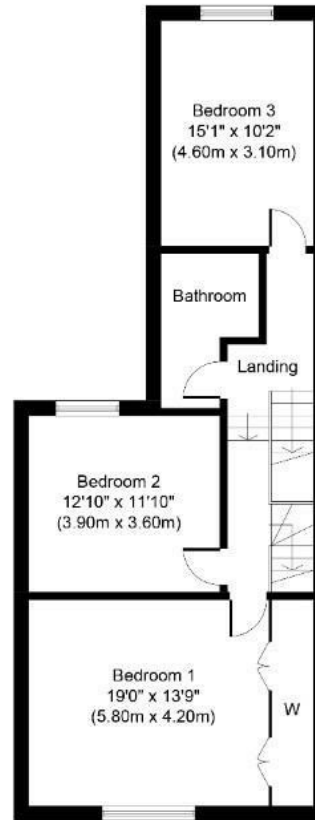
The front aspect provides off road parking for two cars.

Hunters Sutton Coldfield 32a Beeches Walk, Sutton Coldfield, B73 6HN | 0121 355 0555

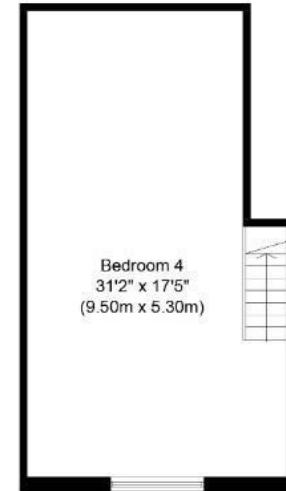
sutton@hunters.com | www.hunters.com



**Ground Floor**  
Approximate Floor Area  
908 Sq. ft.  
(84.4 Sq. m.)



**First Floor**  
Approximate Floor Area  
765 Sq. ft.  
(71.1 Sq. m.)



**Second Floor**  
Approximate Floor Area  
499 Sq. ft.  
(46.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

3 Bedrooms

Entrance Porch

Hallway

Lounge

12'9" x 17'4"

Dining Room

10'2" x 15'1"

W/C

Kitchen Diner

19'8" x 10'5"

Utility Room

9'10" x 10'2"

Bedroom One

13'9" x 19'0"

Bedroom Two

31'2" x 17'4"

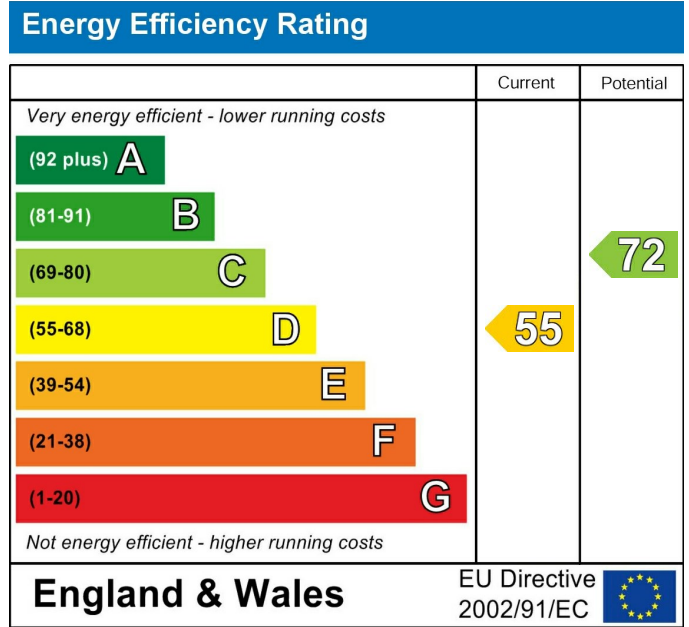
Bedroom Three

11'9" x 10'5"

Bedroom Four

15'1" x 10'2"

Bathroom



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



