



## Chester Road, Erdington, Birmingham, B24 0EA

- Traditional family semi-detached
- 3 reception rooms
- Utility and downstairs WC
- Good sized garden with South-west aspect
- Popular and convenient location
- 3 excellent bedrooms
- Refitted shower room/WC
- Garage
- No upward chain
- Council Tax Band D

**Offers In The Region Of £365,000**





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Set behind a service road, just off Chester Road, this very spacious freehold semi-detached family home is well situated for great local schools, Chester Road railway station, Wylde Green shops and Sutton Park.

The gas centrally heated and double glazed accommodation, which requires certain modernisation, is competitively priced and must be viewed to be fully appreciated. Offered with no upward chain, the property briefly comprises;



Enclosed arched porch entrance, spacious reception hall, large cloaks cupboard, lounge and dining room with feature fireplaces and lovely bay windows, breakfast room, kitchen, utility with downstairs toilet. First floor, 3 excellent sized double bedrooms (bedrooms 1 & 2 with fitted wardrobes), refitted shower room with white suite.



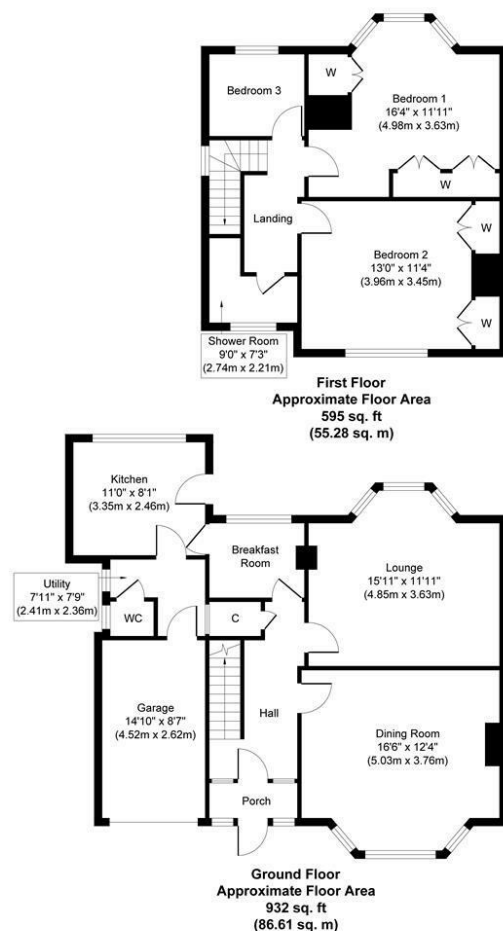
Outside, garage, front garden with block paved drive and good sized rear garden (enjoying south-westerly aspect), patio, lawn, shrub and fenced surround and gated trades access.





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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.

### Viewings

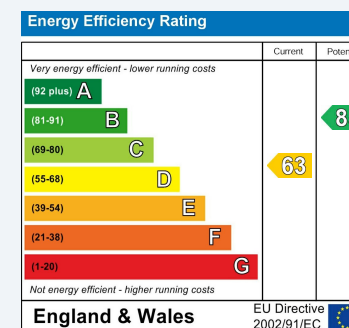
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.