



- ◆ A very generous traditional styled property
- ◆ Entrance hall
- ◆ Dining Room
- ◆ Extended rear lounge
- ◆ Extended kitchen
- ◆ Utility and wet room
- ◆ Three excellent double bedrooms
- ◆ Bathroom



***107 Chestnut Drive, Erdington, B24 0DR ~ Offers around £350,000***

Welcome to Chestnut Drive - a charming property that is sure to capture your heart! This delightful house boasts not only a prime location but also a spacious layout that is perfect for comfortable living. As you step inside, you are greeted by a welcoming entrance hall, dining room and extended rear lounge. There is also an extended light toned kitchen with door out to a utility that leads to a guests wet room. To the first floor are three excellent double bedrooms, a shower room and separate W.C. The large room sizes throughout the house offers endless possibilities for personalization and creating a space that truly feels like home. Outside to the front is a fore garden with lawn, planted borders, driveway and access to garage front. To the rear you will find a charming garden where you can unwind and enjoy the fresh air including a patio, bordered lawn with an abundance of flowering and verdant trees and shrubs. Contact us today to arrange a viewing and take the first step towards your dream home!

Access is via a fore garden with bordered lawn, brick blocked driveway and access to garage front

**ENCLOSED PORCH** Double glazed double opening arched doors to front, tiled floor leading to a timber and glazed reception door with glazed panel to side into

**HALLWAY** A lovely generous hallway, double glazed opaque window to front, staircase to first floor, timber floor, radiator and doors into Kitchen, Lounge and

**DINING ROOM 14'8" max into bay 11'8" min x 11'00" max 9'10" min** Double glazed leaded light bay window to front, radiator, tiled fire surround, coving to ceiling

**EXTENDED LOUNGE 20'3" x 11'00" max 9'9" min to chimney breast** Coving to ceiling, classically styled fire surround with living flame effect fire, marblesque back and hearth, double glazed patio doors to rear, radiator

**KITCHEN 15'10" x 7'10"** With a range of light toned units to include drawer, base and eye level cupboards, work surfaces, tiling to splash backs, four ring gas hob, electric cooker, double glazed rear window, integrated dish washer, door into understairs pantry and door out to

**UTILITY 9'7" x 6'7" average** Stainless steel sink and drainer, work surfaces, tiling to splash backs, double glazed opaque window and matching door, space and plumbing for washing machine, space for white goods, radiator, door into wet room, spot lights to ceiling

**WET ROOM 8'4" x 5'9"** White close coupled WC, wash hand basin set into a vanity unit, ladder style radiator/towel rail, tiling to walls, double glazed patterned window, water proof flooring, electric shower, spotlights to ceiling

**FIRST FLOOR LANDING** Double glazed window to side, access to loft space, doors into

**BEDROOM ONE 15'2" max into bay x 11'00" max 8'11" min to wardrobe front** Double glazed leaded light bay window to front, radiator, fitted wardrobes to one side

**BEDROOM TWO 12'1" x 9'00" min 10'10" max into wardrobes** Double glazed window to rear, fitted modern styled wardrobes to one side, radiator

**BEDROOM THREE 12'00" max 4'1" min x 12'9" max 8'00" min** A superb third double bedroom, double glazed leaded light window to front, double glazed window to rear and double glazed velux roof window, radiator

**SHOWER ROOM** Self contained shower cubicle, fitted shower, wash hand basin set into a vanity units, stylish tiling to walls and floor, airing cupboard, radiator, chrome ladder style radiator/towel rail, double glazed patterned window

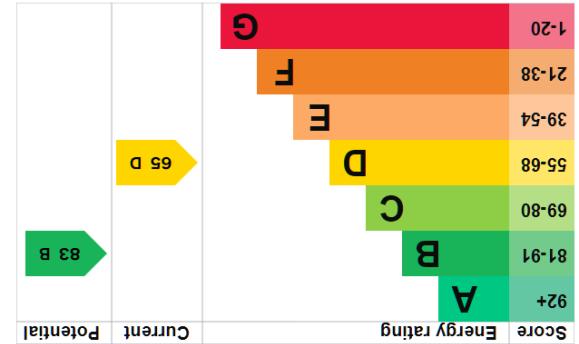
**SEPARATE WC** White close coupled WC, double glazed patterned window, tiling to walls and floor



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixtures or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All details, equipment, fixtures or service are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.



**COUNCIL TAX BAND:**  
RECOMMENDED via Acres on 0121 321 2101.  
AS per sales particulars.

**VIEWING:**  
RECOMMENDED via Acres on 0121 321 2101.

**FIXTURES & FITTINGS:**  
AS per sales particulars.

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser.

(Solicitor.)

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser.

RECOMMENDED via Acres on 0121 321 2101.  
AS per sales particulars.

(Solicitor.)

**TENURE:**

