



- Sought after Chester Road location
- Traditional semi detached home
- Two spacious reception rooms
- Breakfast kitchen
- Ground floor WC
- Three Bedrooms
- Contemporary shower room
- Well maintained rear garden
- Garage and Driveway
- Close to local amenities, schools and transport links



**CHESTER ROAD, SUTTON COLDFIELD, B73 5BN - £365,000**

Situated on the ever popular Chester Road, this traditional three bedroom semi detached home occupies a convenient and sought after location. Ideally positioned close to a range of local amenities including shops, supermarkets and eateries, the property also benefits from excellent transport links, nearby bus routes and easy access to main road networks. Well regarded local schools are also within close proximity, making this an ideal home for families and commuters alike.

The property itself offers spacious and well balanced accommodation throughout, retaining a number of attractive original features alongside practical additions. Briefly comprising two generous reception rooms, a breakfast kitchen, ground floor WC, three bedrooms and a recently renovated shower room, the home further benefits from a well maintained rear garden, garage and ample off road parking. Offering both character and functionality, this is a fantastic opportunity for buyers seeking space, convenience and potential in a prime residential location.

Accessed via a paved driveway with an additional stone copped section providing extra off road parking, bordered by mature shrubs to the front and one side, and leading to:

**PORCH:** A welcoming sitting porch with arched style PVC double glazed French doors to the front and PVC double glazed windows to either side, tiled walls and tiled flooring.

**HALLWAY:** Entered via an original wooden door with a single glazed panel to the centre and attractive stained glass windows to either side. Having a radiator, understairs storage cupboard, stairs rising to the first floor landing and doors leading to:

**DINING ROOM:** 14'02" into window x 12'07" PVC double glazed bay window to the front elevation, radiator and recessed fireplace with tiled hearth.

**LOUNGE:** 15'10" into bay x 12'02" PVC double glazed French doors to the rear with PVC double glazed windows to either side, radiator and open working fireplace set on a tiled hearth with brick inset and surround.

**BREAKFAST KITCHEN:** 14'11" x 9'05" Fitted with a one and a half stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Space for an Aga style oven and hob, under counter fridge and breakfast table. Tiled splashbacks, tiled flooring and two PVC double glazed windows to the rear elevation.

**WC:** Obscure window to the side, low flushing WC, tiled surround and tiled flooring.

**LANDING:** Obscure PVC double glazed window to the side elevation, loft access point, radiator and doors leading to:

**BEDROOM ONE:** 16'05" x 10'05" (to wardrobe) PVC double glazed window to the rear elevation, radiator and built in fitted wardrobes.

**BEDROOM TWO:** 14'10" into window x 09'04" (to wardrobe) PVC double glazed bay window to the front elevation, radiator and fitted wardrobes.

**BEDROOM THREE:** 8'08" x 8'00" PVC double glazed window to the front elevation and radiator.

**SHOWER ROOM:** Recently renovated and fitted with a contemporary suite comprising an enclosed corner shower, low flushing WC and hand wash basin set within a vanity unit. Obscure PVC double glazed window to the rear, tiled surround and chrome effect towel rail.

**REAR GARDEN:** A well maintained rear garden featuring a paved patio area, lawn with central flower display, mature and well stocked borders with shrubs, trees and plants, including two apple trees. Additional rear paved seating area, timber shed and side access to the property.

**GARAGE:** Double opening garage doors providing additional storage space. (Please check the suitability of this garage for your own vehicle)

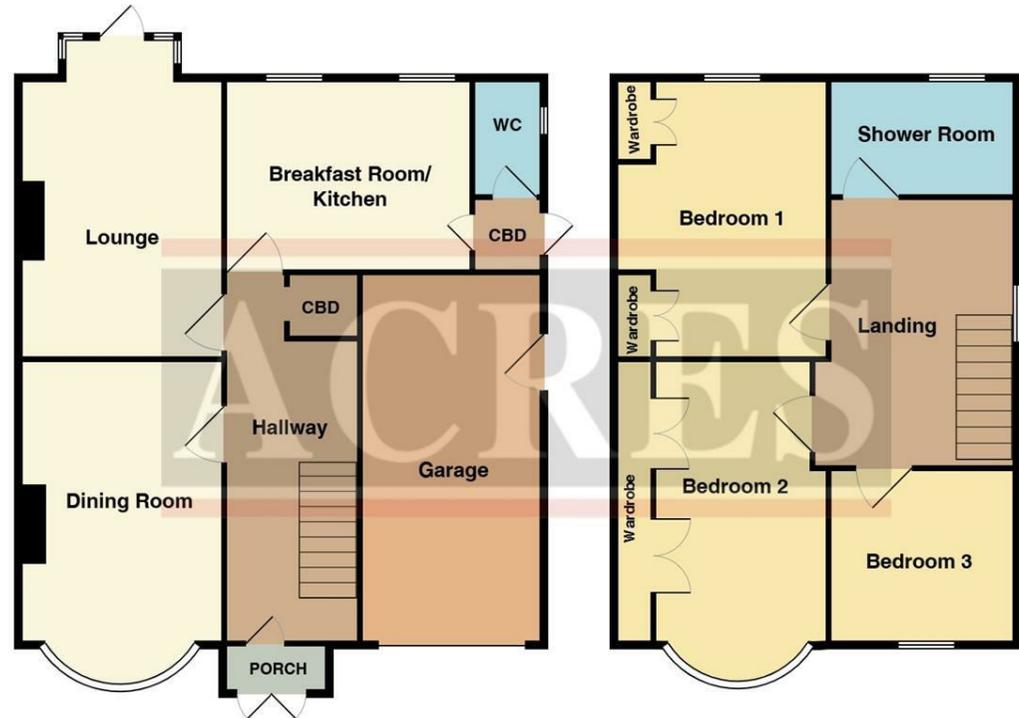


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

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, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.