

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Four bedrooms
- Well appointed bathroom
- Lounge with feature minster style fireplace
- Substantial dining room
- Breakfast room
- Extended fitted kitchen
- Utility room & Ground floor shower room/wc
- Substantial mature southerly rear garden
- Garage



CHESTER ROAD, ERDINGTON, B24 0EA - OFFERS AROUND £435,000

This delightful charming freehold imposing traditional semi-detached family home offers much improved and enlarged accommodation which retains great charm, style and character. Complimented by gas central heating and having pvc double glazing (both where specified) the property additionally has the security of an alarm system. Set in a central convenient location just a short stroll from the heart of Wyld Green shopping centre the property is served locally by excellent public transport links including access to the cross-city rail line together with well-regarded schooling. To fully appreciate the property on offer and its generous proportions we highly recommend an internal inspection. Briefly comprising enclosed porch welcoming reception hall, lounge with feature fire place, dining room, breakfast room, fitted kitchen, utility room, shower room, cloaks cupboard, guest wc, four good bedrooms, well appointed bathroom, side garage, generous mature rear garden. Council tax band D

Separated from the main road by a pavement and hedge, the property is located on a separate service road and has a multi vehicular block paved driveway having side fore garden. Access is gained to the property via an arch glazed door way opening to

FULLY ENCLOSED PORCH: Door opening to

WELCOMING RECEPTION HALL; Feature obscure leaded light glazed windows to fore, double radiator, cloaks cupboard

LOUNGE 16'05" max 14'04" min 12'00" max 10'09" min: Pvc double glazed bay window to rear with central French door, minster style fire surround with matching half and mantle coal effect living flame gas fire, double radiator

DINING ROOM 16'04" max 12'10" min 12'05" max 11'02" min: Pvc double glazed bay window to fore, double radiator, fitted gas fire

BREAKFAST ROOM 10'06 x 8'00" max 7'01" min: Pvc double glazed window to rear, double radiator, wall mounted fire

EXTENDED FITTED KITCHEN 15'10" x 8'03": Pvc double glazed windows to side and rear with door to patio, one and half bowl sink unit set into rolled edge work surface having tiled splash backs, fitted units to both base and wall level including drawers, space for American style fridge freezer, cooker and dishwasher, double radiator

UTILITY ROOM 07'07 x 6'01": Pvc double glazed window and door to side, fitted wall and base units, rolled edge worksurface with tiled splash back, recess for washing machine and dryer, radiator, Worcester gas boiler.

SHOWER ROOM/ GUEST WC: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, tiled splash backs, radiator

RETURN STAIRS TO LANDING: Matching leaded light pvc double glazed window to side

BEDROOM ONE 12'06" max 10'07" min x 12'10": Pvc double glazed bay window to front, radiator, two double fitted wardrobes with storage cupboards over, wash hand basin with base underneath

BEDROOM TWO 16'07" x 12'04" max 8'09" min: Pvc double glazed window to rear, radiator, two double fitted wardrobes,

BEDROOM THREE 10'06" X 8'00": Pvc double glazed window to rear, radiator

WELL APPOINTED BATHROOM: Pvc double glazed obscure windows to side and rear, matching white suite comprising bath, vanity wash hand basin with base underneath, low flushing wc, tiled splash backs, chrome ladder style radiator

RETURN STAIRS TO SECOND FLOOR LANDING: Double glazed window to rear, storage/display area

BEDROOM FOUR 16'08 max x 10'06 min x 9'07" (All measured at floor level): Large double glazed Velux windows to rear, double radiator

GARAGE 15'07" x 8'06" max 7'09 min: Retractable ladder gives access to a boarded insulated loft area (please check the suitability for your own vehicle)

OUTSIDE: Deep paved patio area to a substantial rear garden having lawn, mature shrub's bushes and flower beds, timber shed, greenhouse and a tree lined rear aspect



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 : D

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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.

