



- Two bedrooms, both with wardrobes
- White bathroom suite
- Attractive lounge with fireplace
- Rear conservatory/garden room
- Fitted kitchen with integrated hob & oven
- Laundry room/optional guests Wc
- Allocated parking
- Set in a centrally located cul-de-sac



CHESTER GARDENS, SUTTON COLDFIELD, B73 5BF - OFFERS AROUND £252,500

This thoughtfully designed, freehold, end townhouse, is set in a convenient, central location, just a few hundred metres from a range of shopping facilities available as New Oscott, additionally you will find a host of restaurants, cafes, shops and further amenities within the nearby Boldmere High Street. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's generous proportions and accommodation, we highly recommend an internal inspection. Set within a cul-de-sac location, the property briefly comprises driveway with fore garden, reception hall having optional guests wc or laundry used as currently utilised, there is a rear lounge, being open plan to the property's conservatory/garden room, furthermore there is a fitted kitchen having integrated hob and oven. To the first floor there are two bedrooms, the first having a range of wardrobes, together with family bathroom having white suite, additionally there is a private garden to the rear.

Set back from the roadway behind a tarmac driveway providing allocated parking, a selection of trees and shrubs provide privacy to the fore. A timber stained door with obscure glazed inset opens to:

RECEPTION HALL: Radiator

OPTIONAL LAUNDRY ROOM/GUESTS WC: Plumbing for washing machine, radiator, wash hand basin, double wall unit

OPEN PLAN LOUNGE/GARDEN ROOM:

Lounge: 15'0 x 11'08" Radiator, coal effect living flame gas fire set on a marble hearth having matching recess, fire surround, being open plan to:

Rear garden room/conservatory: 10'03" x 9'02" Pvc double glazed windows to side and rear with double glazed double French doors to rear, radiator, tiled floor

FITTED KITCHEN: 8'08" x 7'08" Pvc double glazed window to front, one and a half sink unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated stainless steel oven, matching gas hob, spaces for fridge/freezer and dishwasher

STAIRS TO LANDING: Airing cupboard

BEDROOM ONE: 12'0" max/ 7'06" plus door recess 9'06" to wardrobe doors/ 8'06" Pvc double glazed window to rear, radiator, two double built-in wardrobes, further deep storage cupboard, radiator

BEDROOM TWO: 10'07" x 6'09" Pvc double glazed window to front, built-in wardrobe/storage cupboard, radiator

BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, radiator

OUTSIDE: Paved patio area to rear garden having shrubs and bushes providing privacy, timber shed

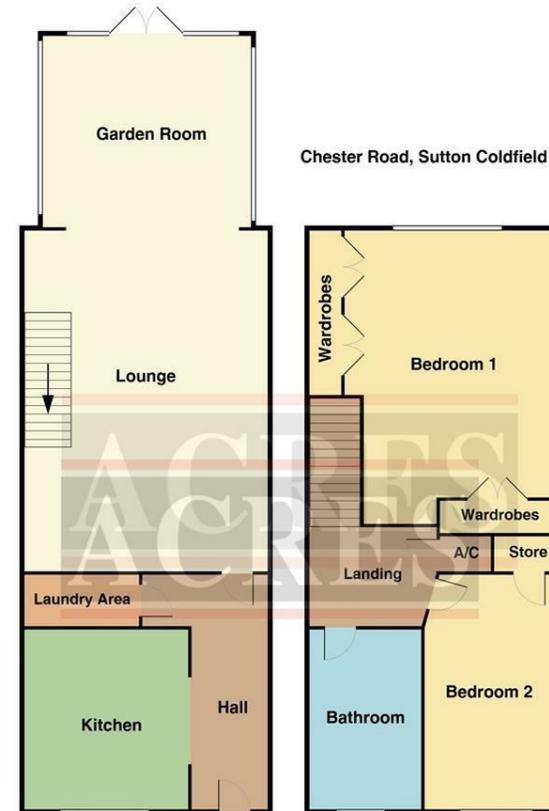


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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			82
(69-80) C			
(55-68) D	63		
(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.

