



Chester Road,
Sutton Coldfield, B73 5BP

£365,000

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This superb characterful three storey period terrace occupies an enviable location close to a wealth of local amenities including desirable schools, shops and transport links.

Offering many original features this well-proportioned home briefly is accessed via a welcoming hall with accommodation comprising a generous lounge, well-proportioned dining room, modern kitchen with utility room and guest W.C. along with four bedrooms a modern bathroom with separate bath and shower plus excellent scope for an en-suite to the top floor bedroom.

Having the advantage of off-road parking and a garage to the rear beyond a pleasant garden and patio an early viewing is critical to avoiding disappointment.

- CHARACTERFUL THREE STOREY PERIOD TERRACE
- FOUR GENEROUS BEDROOMS
- MANY CHARMING ORIGINAL FEATURES
- WELL PROPORTIONED LOUNGE AND SEPARATE DINING ROOM
- MODERN KITCHEN AND SEPARATE UTILITY ROOM
- GUEST W.C.
- MODERN BATHROOM WITH SEPARATE BATH AND SHOWER CUBICLE
- OFF ROAD PARKING AND GARAGE TO REAR
- ADDED BENEFIT OF SOLAR PANELS - VENDOR HAS ADVISED THEY ROUGHLY GENERATE APPROX. £400 PER YEAR
- CLOSE PROXIMITY TO EXCELLENT LOCAL AMENITIES SCHOOLS AND TRANSPORT LINKS





Property Specification

CHARACTERFUL THREE STOREY PERIOD TERRACE

The property briefly comprises:

Lounge 7.85m (25'9") x 4.04m (13'3")

Dining Room 4.90m (16'1") x 2.72m (8'11")

Utility 1.83m (6') x 1.57m (5'2")

Kitchen 3.61m (11'10") x 2.72m (8'11")

WC 1.32m (4'4") x 1.07m (3'6")

Bedroom 5.33m (17'6") x 3.61m (11'10")

Bedroom 4.12m (13'6") x 3.38m (11'1")

Bathroom 3.02m (9'11") x 1.78m (5'10")

Bedroom 3.42m (11'3") x 2.72m (8'11")

Bedroom 5.42m (17'10") max x 5.36m (17'7")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 28th May 2021

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: D

Tenure: Freehold


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	82
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

