



Chester Road, Erdington
Birmingham, B24 0ED

Offers in the Region Of £485,000

Erdington

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Situated in a most desired and rarely available residential address situated on the cusp of Sutton Coldfield and Erdington borders this magnificent four double bedroom family home is available with NO UPWARD CHAIN and offers a delightful opportunity which any prospective buyer would not be disappointed with.

The property briefly comprises a spacious fore garden with ample driveway, entrance with internal hallway off, having original wooden panelling and offering part galleried landing, bright and spacious front formal dining room and rear sitting room with outstanding views over the Southerly facing gardens, study/music room and large breakfast/kitchen room with integrated appliances. To the left hand elevation is veranda passage way serving as a utility with guest W.C. off with front to rear access.

Stairs ascend to the first floor and provide access to all bedrooms with fitted wardrobes to three of the said rooms and to the house bathroom and separate W.C.

South Westerly facing rear gardens offer tremendous potential and the opportunity for alteration and extension (subject to regulatory approval) extending in all to over 200 feet, providing an extensive patio and exquisite lawned gardens with herbaceous borders thereto.

Truly outstanding this exceptional home is a must for viewing. All viewings are strictly by appointment and via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION
A TREMENDOUS OPPORTUNITY FOR POTENTIAL EXTENSION (SUBJECT TO REGULATORY APPROVAL)
THE PROPERTY BRIEFLY COMPRISES;

Entrance Hall

Study 4.41m (14'6") max x 2.61m (8'7")

Reception Room 3.96m (13') max x 3.66m (12')

Reception Room 4.57m (15') x 3.66m (12')

Kitchen/Dining Room 2.94m (9'8") max x 2.44m (8')

Kitchen 4.57m (15') max x 2.61m (8'7")

WC

Veranda/Utility 8.34m (27'4") x 1.40m (4'7")

Landing

Bedroom 1 4.57m (15') x 3.66m (12')
plus 3.26m (10'8") x 3.26m (10'8")

Bedroom 2 5.26m (17'3") x 2.34m (7'8")
plus 3.26m (10'8") x 3.26m (10'8")

Bedroom 3 3.34m (10'11") x 2.42m (7'11")

Bedroom 4 3.87m (12'8") x 2.61m (8'7") max
plus 2.46m (8'1") x 2.46m (8'1")

Bathroom / Separate WC

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: 2nd May 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

