



Chester Road, Erdington
Birmingham, B24 0EL

Auction Guide Price £250,000

Erdington

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OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION This magnificent family home offers a delightful opportunity for any and all prospective buyers and will not disappoint on viewing.

The property briefly offers a spacious fore garden providing ample parking on the driveway, leading to an entrance porch into the spacious internal hallway, off which is a delightful and bright open plan spacious family lounge and front facing formal separate dining room. Leading off the rear of the lounge area are window doors opening into a delightful sun filled conservatory with views to the rear garden.

Off the rear of the entrance hallway is a fitted kitchen featuring a range of fitted base and wall units with access through into a side veranda giving front to rear access into the conservatory.

From the entrance hallway stairs ascend to the first floor and provide access to three double bedrooms and to the bathroom which features a shower suite.

Outstanding gardens radiate to the rear elevation and offer a most delightful South Westerly plot to provide lawned section and patio ideal for al-fresco dining.

An absolute must for viewing! All viewings are strictly by appointment and via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

THIS DELIGHTFUL FAMILY HOME
WITH MANY ATTRACTIVE FEATURES
BRIEFLY COMPRISES;

Porch

Entrance Hall

Reception Room 3.63m (11'11") x 3.03m (9'11")

Reception Room 4.39m (14'5") x 3.08m (10'1")

Kitchen 3.34m (10'11") x 2.39m (7'10")

Veranda

Conservatory

Store

Landing

Bedroom 1 3.68m (12'1") max x 3.06m (10')
plus 0.23m (0'9") x 0.23m (0'9")

Bedroom 2 3.79m (12'5") x 3.19m (10'6")

Bedroom 3 2.65m (8'8") x 2.52m (8'3")

Bathroom

Agent's Note:

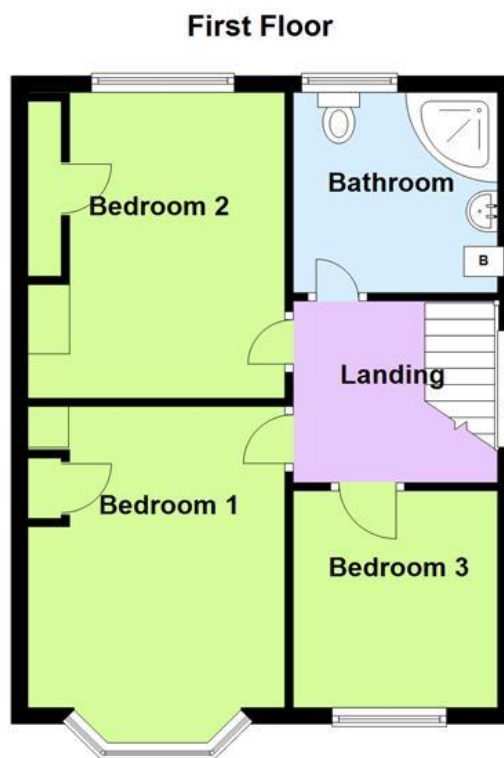
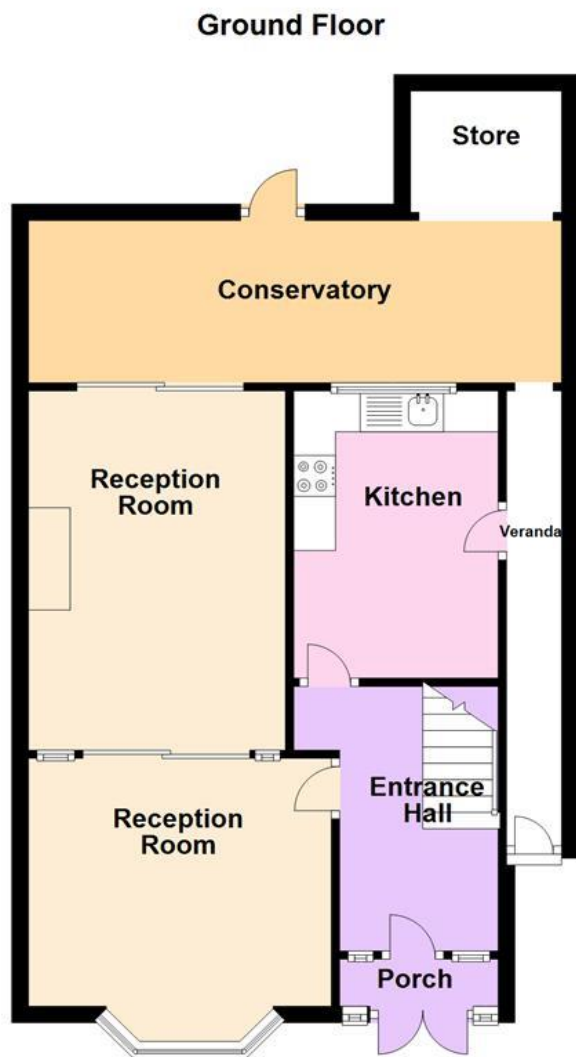
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 14th August 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
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		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

