



Chestnut Drive, Erdington  
Birmingham, B24 0DN

Offers Over £395,000

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Situated in a most desired residential address this magnificent family home offers a delightful opportunity for any and all prospective buyers and will not disappoint on viewing.

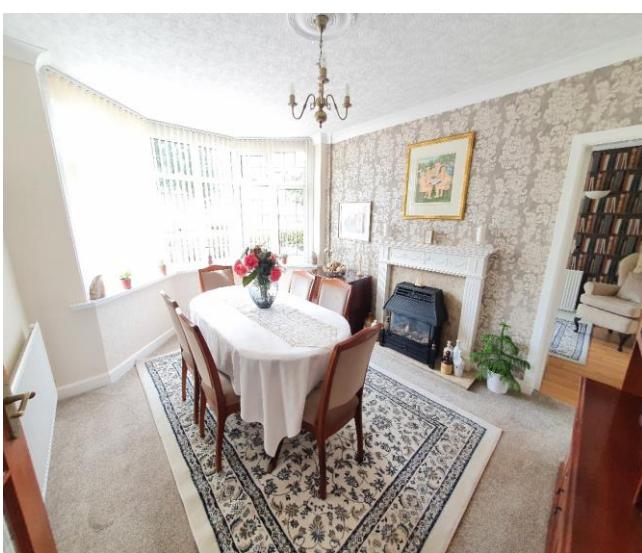
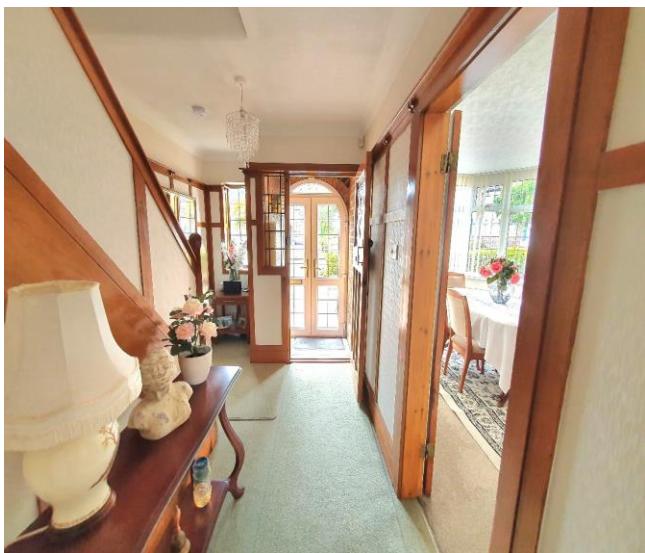
The property briefly comprises spacious fore gardens providing ample block paved parking and side garage with dressed herbaceous borders. A porch provides entrance to a spacious internal hallway with part galleried landing, leading off the hallway and facing the fore is a delightful formal dining room with study room extending to the left hand elevation. To the rear reception is a beautifully appointed sitting room with bay windows and 'french window doors' thereto opening onto the rear gardens A extended and fully fitted kitchen featuring a range of fitted base and wall units with more than adequate space for breakfast table and chairs leads off the left hand rear elevation, further extended to the right hand elevation there is provided a large utility with ground floor shower room.

From the entrance hallway stairs ascend to the first floor landing which provides access to three double bedrooms and to the sumptuous family bathroom which offers a full suite to include panel bath and separate shower cubicle.

Outstanding rear gardens radiating to all elevations surround this large and most delightful plot with an outstanding array of landscaped features with lawns to two sides a wealth of herbaceous borders together with a patio covered entertainment area ideal for al-fresco dining and further garden sections offering cultivation/storage facilities. In addition to the off road parking to the fore is a spacious garage offering yet further potential for re-interpretation.

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





### 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 November 2022

## Property Specification

OFFERED FOR SALE THIS IS A MOST RARE OPPORTUNITY TO ACQUIRE AN OUTSTANDING FAMILY HOME WITHIN AN EXPANSIVE PLOT WHICH BRIEFLY COMPRISES;

Porch

Hallway

Living Room 4.48m (14'8") x 3.33m (10'11")

Dining Room 3.51m (11'6") max x 3.33m (10'11")

Office 3.63m (11'11") x 2.32m (7'7")

Kitchen 4.97m (16'4") max x 3.99m (13'1")

Utility 3.30m (10'10") x 1.65m (5'5")

Shower room 1.65m (5'5") x 1.57m (5'2")

Garage 4.21m (13'10") x 2.23m (7'4")

Landing

Bedroom 1 3.74m (12'3") max x 2.78m (9'1")

Bedroom 2 3.54m (11'8") max x 2.78m (9'1")

Bedroom 3 3.72m (12'3") x 2.47m (8'1")

Bathroom 2.91m (9'7") x 2.21m (7'3")

### Viewer's Note:

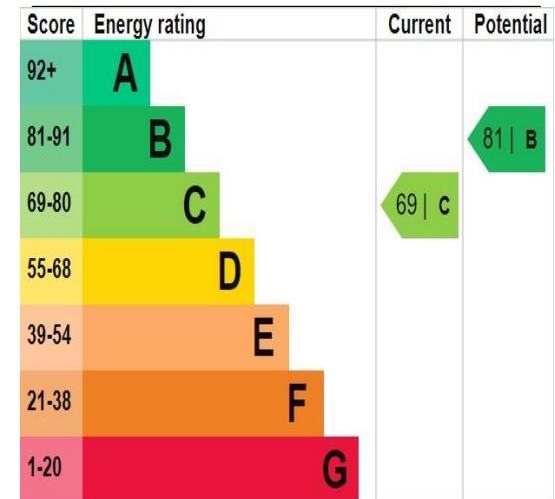
Services connected: Gas, electric, water and drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

