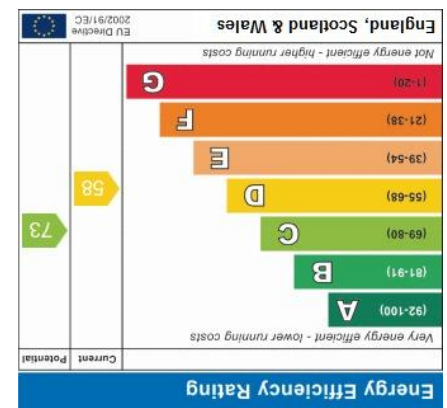


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- Stunning Extended Detached
- Three Bedrooms
- Lounge
- Lovely Open Plan Living Kitchen
- Utility Room and Study
- Family Bathroom and Ground Floor Shower Room

32 Chestnut Drive, Erdington, Birmingham, B24 0DP

Offers In Excess Of
 £400,000

Property Description

*** DRAFT PARTICULARS - A WAITING VENDOR CONFIRMATION ***

Green and Company are pleased to offer for sale this stunning extended three bedroom detached property in a very much sought after road. Giving great access to all local amenities the location also affords an easy commute into both Sutton Coldfield and Birmingham City Centre. Access to the motorway network is via the nearby M6 and Erdington Railway Station is just a short bike ride away. Local schooling includes Gunter Primary School, Yenton Primary School, St Peter and St Paul RC Junior and Infant School and St Edmund Campion Catholic School & Sixth Form Centre (catchments should be checked).

Accommodation comprises porch, hallway, lounge, wonderful open plan living kitchen, utility room, ground floor shower room, study, three bedrooms and a family bathroom. Further benefits include double glazing, central heating, generous multi-vehicle driveway and generous rear garden. Immediate viewing is essential in order to avoid genuine disappointment.

POORCH With part frosted glazed door to;

HALLWAY With timber flooring, stairs to first floor, under-stairs cupboard, frosted double glazed window to the front, coving to ceiling and doors off to;

LOUNGE 14' 4" max into bay x 10' 10" (4.37m x 3.3m) With two feature central heating radiators, oak flooring, double glazed bay window to the front and fire surround with gas fire.

OPEN PLAN LIVING KITCHEN 18' 8" max x 18' 9" max (5.69m x 5.72m) With a range of modern and stylish eye and base level units with work surface over incorporating one and a half bowl sink unit, gas range style cooker with extractor hood over, integrated fridge freezer, dishwasher, four central heating radiators, tiled floor, under-floor heating, two double glazed skylights to rear, double glazed window to rear and door to;

UTILITY ROOM With eye and base level units with work surface over incorporating single drainer sink unit, plumbing for appliance, tiled floor, double glazed skylight to side, central heating radiator, frosted double glazed door to side and doors off to;

SHOWER ROOM With modern and stylish suite comprising shower cubicle with electric shower, wash hand basin with storage under, low flush w.c, feature heated towel rail, tiled walls, tiled floor and frosted double glazed window to the rear.

STUDY (CONVERTED GARAGE) 9' x 6' 10" (2.74m x 2.08m) With tiled floor, feature central heating radiator, frosted double glazed window to the side and part frosted glazed door to;

STORE With double doors to the front.

FIRST FLOOR LANDING

With frosted double glazed window to the side, loft access to boarded loft and doors off to;



BEDROOM ONE 15' 1" max into bay x 10' 11" (4.6m x 3.33m) With two feature central heating radiators, picture rail, coving to ceiling and double glazed bay window to the front.

BEDROOM TWO 12' 1" x 10' 11" (3.68m x 3.33m) With central heating radiator, picture rail, coving to ceiling and double glazed window to rear.

BEDROOM THREE 12' 7" max 7' 10" min x 12' 1" max into sloping roof 4' 7" min (3.84m x 3.68m) With central heating radiator, double glazed windows to front and rear, picture rail, coving to ceiling and storage to eaves.

FAMILY BATHROOM With suite comprising bath with mixer tap over, shower cubicle with built-in shower, pedestal wash hand basin, low flush w.c, part tiled walls, tiled floor, two heated towel rails and frosted double glazed windows to side and rear.

FRONT With a generous paved driveway affording multi-vehicle off road parking. Raised border to side.

GENEROUS REAR GARDEN Having a block-paved patio with good sized lawn garden beyond with flower and shrub borders. Further block paved area beyond. Outside taps, lights and double power point. Pedestrian gate to the side gives access from the front.

Council Tax Band E Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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