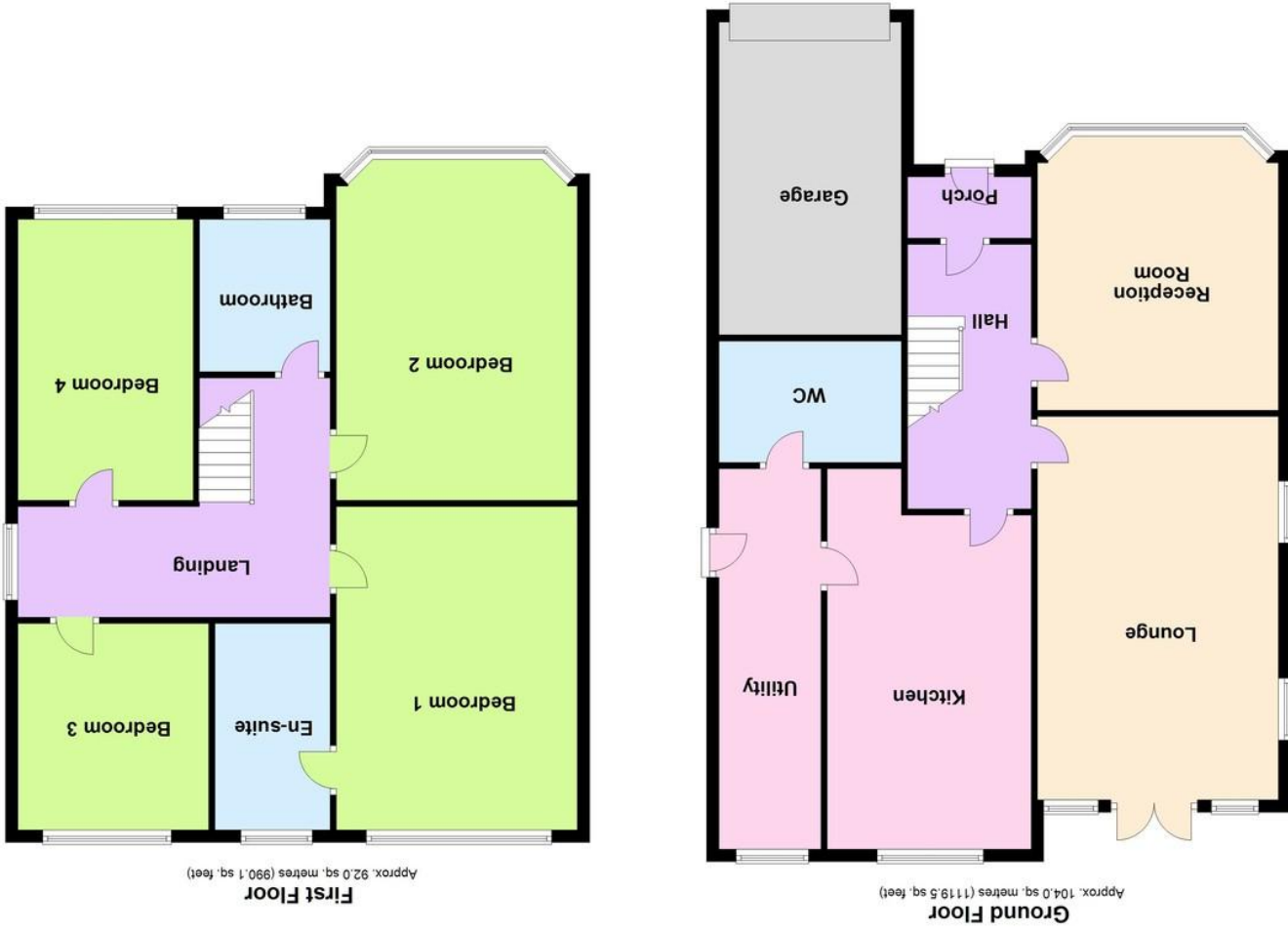


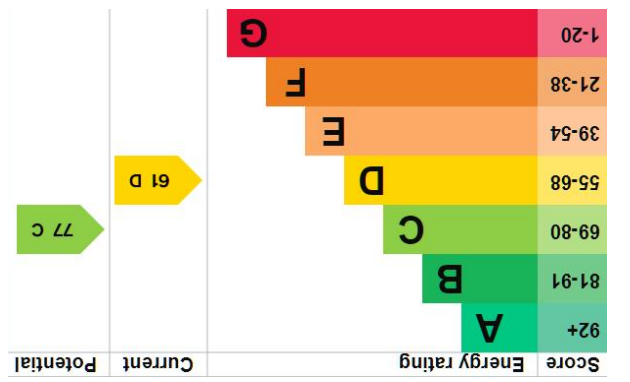
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

129 Chester Road

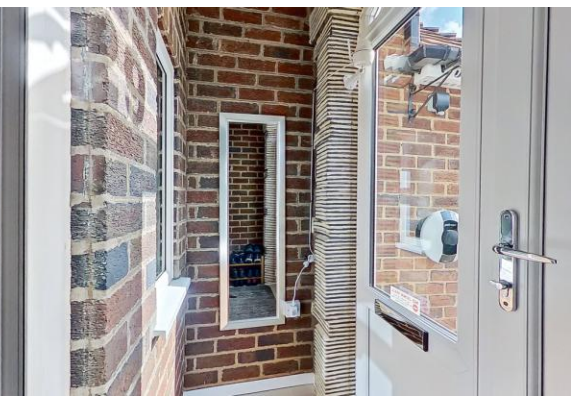
Total area: approx. 196.0 sq. metres (2109.6 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Planlp.



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.



Castle Bromwich | 0121 241 1100



- FOUR BEDROOM SPACIOUS DETACHED
- BATHROOM ENSUITE WITH SEPARATE SHOWER
- TWO GENEROUS RECEPTION ROOMS
- SPACIOUS KITCHEN WITH UTILITY

Chester Road, Castle Bromwich, Birmingham, B36 0AE

Offers over £490,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this spacious extended four bedroom detached home situated in the prime sought after location of Castle Bromwich. The property has some wonderful original features namely the stain glass windows in the lounge and feature fireplace in the reception room, there is high specification flooring through the kitchen and utility area, and impressive bathroom ensuite with separate shower cubicle and four double bedrooms. The rear garden has a generous block paved seating area for entertaining with steps up to a well maintained lawn area. There is even an electric car charging point at the front of the property. Ideally located to shops and amenities within 0.2 mile and Park Hall Academy within 0.8 mile. Do Not Miss out on this fantastic property. Call Green and Company to arrange your viewing.

Block paved driveway for multiple vehicles and entered via walled access into:-

PORCHWAY With door into:-

HALL Which is of a spacious nature with stairs to first floor, doors to reception room, lounge, kitchen also comprising radiator and understairs storage.

RECEPTION ROOM 14' 5" x 12' 9" (4.39m x 3.89m) Having bay window to front with blinds, feature fire place with wood effect surround and marble effect hearth and radiator.

LOUNGE 20' 5" x 12' 9" (6.22m x 3.89m) What a wonderful spacious room with the eye catching stain glass windows either side of the impressive fire place with marble effect surround and hearth, french doors onto the garden and radiator.

KITCHEN 20' 2" max 17' 1" min x 10' 1" (6.15m max 5.21m min x 3.07m) Having polished Quartz flooring, Quartz effect work tops with upstands, window to rear with blind, induction hob, built in oven, glass splash back, anthracite sink, integrated fridge and freezer, integrated dishwasher, extractor, selection of high gloss modern style wall and base units, ceiling lighting and carpeted area within the dining area and door to utility.

UTILITY 14' 5" x 5' 5" (4.39m x 1.65m) Having marble effect flooring, window to rear with blind, boiler which is two years old, half tiled walls, space for washing machine, worktop and units.

WC Comprising of the marble effect flooring, window to side, ceiling spot light, vanity unit and wardrobes, wash basin and WC.

FIRST FLOOR LANDING Is split to both sides of the house with doors to four bedrooms and bathroom also comprising side window.

BEDROOM ONE 17' 10" x 12' 10" (5.44m x 3.91m) Comprising; built in bedroom furniture, window to rear, ceiling light, radiator and door to:-

EN SUITE Which is an impressive size with separate Quadrant shower cubicle with mixer shower, bath, WC, vanity unit with wash basin, tiled walls, radiator and window to rear with blind.

BEDROOM TWO 16' 7" into bay x 12' 10" (5.05m x 3.91m) Another impressive room with bay window to front with blind, radiator and light fitting.

BEDROOM THREE 10' 10" x 9' 10" (3.3m x 3m) Another double room with window to rear and radiator.

BEDROOM FOUR 14' 7" x 8' 9" (4.44m x 2.67m) Comprising; built in wardrobe, window to front with blind and radiator.

BATHROOM Having window to front with blind, p-shaped bath with screen, WC, wash basin with pedestal, tiled walls and radiator.

GARAGE 16' 10" x 8' 6" (5.13m x 2.59m) Having remote control up and over door, carpeted floor and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Rear garden is what a garden should be, good sized block paved patio area for entertaining family and friends with a well maintained raised lawn area accessed via steps, bordered with a selection of trees and shrubs.

Council Tax Band F Solihull Metropolitan Borough Council

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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