

FOR SALE



Chester Road, Castle Bromwich, B36 0ET

5 Bedrooms, Semi Detached Property

Offers In Region Of £450,000



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5 Bedrooms

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- TRADITIONAL THREE STOREY SEMI DETACHED
- FIVE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- GROUND FLOOR WET ROOM

Martin & Co are pleased to offer this impressive and generously proportioned three storey, five bedrooomed property ideally located on the popular Chester Road , Castle Bromwich. This substantial home offers versatile living accommodation ideal for large families and multi generational living.

This property is in a highly convenient location local to shops, schools, transport links and major road networks.

The property is approached by a crete print driveway for several vehicles leading to an enclosed porch entrance with front door to hallway. The impressive lounge/diner offers a lovely space to relax and entertain in well suited to modern family living. There is a fitted kitchen with a range of wall and base units. Continuing though the ground floor are two good size bedrooms that could be adapted to suit individual needs. A ground floor well appointed wet room completes the ground floor.

On the first floor is a landing that has access to three further bedrooms that are accompanied by a good sized shower room with three piece suite.

On the second floor is a loft area.

The rear garden is a good size with ample patio area ideal for garden furniture and for the family to enjoy.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED





HALLWAY

LOUNGE/DINER 23' 6" x 12' 5" (7.16m x 3.78m)

FITTED KITCHEN 11' 7" x 6' 8" (3.53m x 2.03m)

BEDROOM 4 11' 10" x 11' 1" (3.61m x 3.38m)

BEDROOM 5 18' 1" x 6' 8" (5.51m x 2.03m)

WET ROOM 11' 11" x 6' 4" (3.63m x 1.93m)

FIRST FLOOR LANDING

BEDROOM 1 13' 10" x 9' 9" (4.22m x 2.97m)

BEDROOM 2 9' 7" x 7' 7" (2.92m x 2.31m)

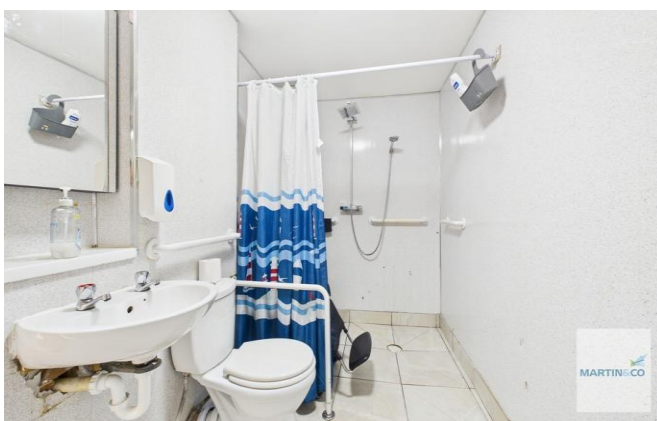
BEDROOM 3 8' 0" x 5' 9" (2.44m x 1.75m)

SHOWER ROOM 6' 11" x 5' 8" (2.11m x 1.73m)

LOFT AREA 15' 7" x 15' 5" (4.75m x 4.7m)

REAR GARDEN

OFF ROAD PARKING



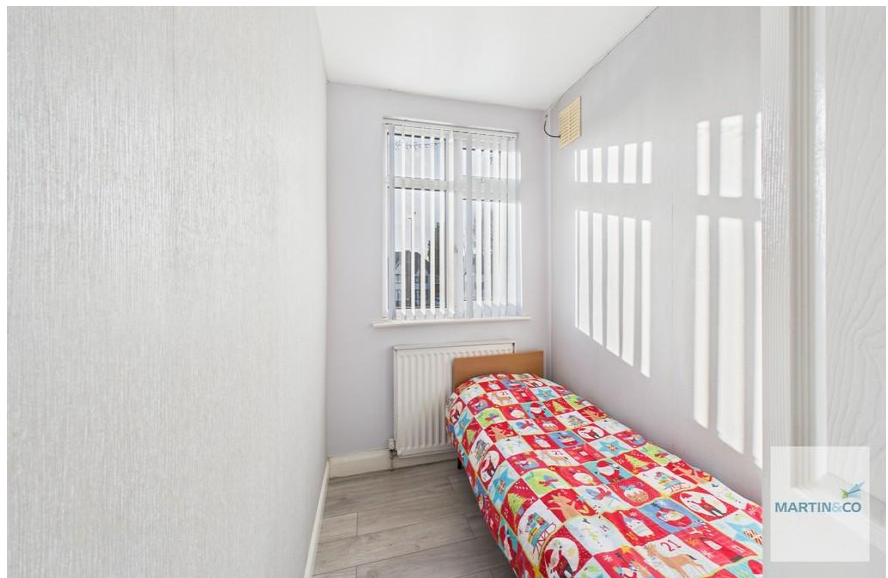
GENERAL INFORMATION
COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per
sales brochure.

TENURE

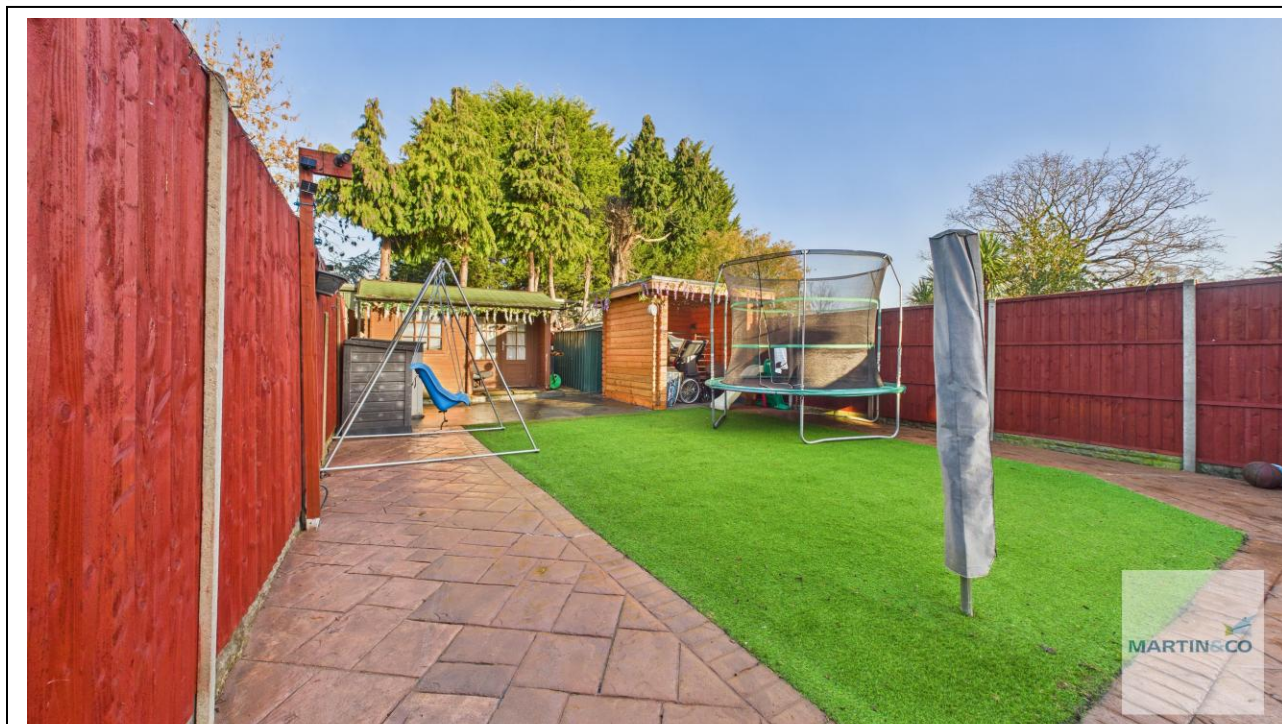
Martin and Co has been informed
that the property is freehold. The
agent has not received confirmation
from the vendor's solicitors and
therefore would advise any
interested parties to verify this
information via their own solicitor.

Martin and Co has not tested any
fixtures, heating systems or services
and so cannot verify that they work
or are fit for purpose. Any buyer is
advised to obtain verification from
their Solicitors/Surveyors. All
measurements are approximate.



AWAITING EPC





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.