

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



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.

Energy Efficiency Rating	
Current	Potential
47	72
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

Boldmere | 0121 321 3991



- WOW WHAT A LOVELY SPACIOUS HOME THIS IS
- GREAT LOCATION WITHIN 0.1 MILE OF CHESTER ROAD STATION, 0.2 MILE OF WYLDE GREEN SCHOOL
- FEATURING A SUPER REAR GARDEN AND OFF ROAD PARKING TO THE FRONT

Chester Road, Sutton Coldfield, B73 5HY

£485,000



Property Description

This wonderful traditional three storey home is tastefully presented throughout and needs to be viewed to be appreciated. Being very well located for local schools and nurseries and for Chester Road railway station and bus routes the property is a fantastic family home of great appeal. Retaining a number of period features the house has been sympathetically modernised throughout. The reception hall features a Minton tiled floor and has access to a cellar and guests cloakroom, 2 great reception rooms, large fitted kitchen and spacious conservatory. There are five double bedrooms with the top two sharing a Jack and Jill en suite shower room, three further large bedrooms are on the first floor with a family bathroom and separate toilet. Standing behind a 2 car driveway the house has the benefit of a super mature and picturesque garden with various timber outhouses. Served by gas central heating and majority double glazing the property comprises:

ENTRANCE VESTIBULE With composite front door, Minton tiled floor, half glazed door leading through to:-

LARGE 32' LONG RECEPTION HALL Being dog-legged with Minton tiled flooring, access to pantry, radiator, access to the cellar head which provides steps leading down to the cellar.

FITTED CLOAKROOM With wash basin, low level wc, window to side, radiator and half wooden panelled walls.

SUPERB LOUNGE 16' 9" in to bay x 14' 2" (5.11m x 4.32m) With double glazed bay window, two radiators, open fireplace with cast iron surround, ornate architrave and cornice.

DINING ROOM 14' 11" max 13' 5" min x 13' 2" (4.55m x 4.01m) With radiator, cast iron feature fire surround and French door.

LARGE FITTED KITCHEN 18' 5" x 11' 5" (5.61m x 3.48m) With two sash windows to side and window to rear, sink unit, slate tiled floor, comprehensive range of base cupboards and base drawers, vegetable drawers, wall cupboards, integrated appliances including fridge/freezer, dishwasher, further freezer, washing machine, radiator, wall mounted combination gas fired central heating boiler and open archway leading through to:-

CONSERVATORY 12' 5" x 10' 3" (3.78m x 3.12m) With slate tiled floor, radiator, double glazed windows and French doors to side.

FIRST FLOOR LANDING Spacious landing, storage cupboard, radiator.

BEDROOM ONE 13' 5" x 19' 9" max (4.09m x 6.02m) With two double glazed windows to front, radiator, feature cast iron fire surround, fitted wardrobes.

BEDROOM TWO 13' 6" x 13' 3" (4.11m x 4.04m) With radiator, double glazed window, feature cast iron fire surround.

BEDROOM THREE 13' 9" x 11' 10" (4.19m x 3.61m) Radiator, double glazed window, fireplace.

BATHROOM Window to side, free-standing bath with mixer tap, wash basin with mixer tap and vanity cupboards under, bidet, shower compartment with thermostatic shower over, heated towel rail.

SEPARATE TOILET With low level wc, wash basin, radiator, and window to side.

SECOND FLOOR LANDING With access through to:-

BOX ROOM 6' 2" x 6' 3" (1.88m x 1.91m)

BEDROOM FOUR 11' 4" x 12' 10" (3.45m x 3.91m) With double glazed window to front, radiator, feature cast iron fire surround.

JACK AND JILL EN SUITE SHOWER ROOM Pedestal wash basin, shower compartment with Triton electric shower over, low level wc, Velux window and eaves storage.

BEDROOM FIVE 9' 5" x 11' 2" (2.87m x 3.4m) With radiator, Velux window to rear.



OUTSIDE The house stands behind a mature fore-garden incorporating a driveway with parking for several vehicles and very established tree. There is access to the left hand boundary through to the rear.

The rear garden is delightful with a substantial yard area with gate to the side access, wooden bike shed, covered area suitable for drying of clothes, summerhouse with electric power points, patio areas, lawned areas, fencing and a variety of insect shrubs, wooden potting shed, wooden bar with electric supply, lawn mower shed.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 92 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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