



108 Chester Road, Castle Bromwich, Birmingham B36 0AL

£525,000

A virtual tour is now available online.

A stunning, extended, freehold 5 bedroom detached property located in the heart of Castle Bromwich overlooking the Green.

The property benefits from a substantial two storey extension providing much enlarged accommodation such as a new through lounge and 2 further bedrooms. The property has been electrically rewired, re-plastered and decorated throughout with new modern kitchen and bathroom fittings. Side garage approached by a large amount of parking space with in and out driveway.



Chester Road runs through the heart of Castle Bromwich Village heading towards Water Orton.

Number 108 is located on the corner of Chester Road and Cedar Avenue.

The property stands back from the roadway behind a large foregarden approach with in and out vehicular driveway providing multi car parking space to the front as well as access to the garage belonging to the property.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with full height bay to the front elevation.

A substantial two storey extension has been built on the side of this property in recent years providing much enlarged accommodation (a new spacious through lounge) with two bedrooms over.

As previously stated in these particulars the property has been completely refurbished and decorated throughout with brand new kitchen and bathroom fittings.

We are also advised by the Vendor that the property has been electrically re-wired and re-plastered throughout.

This substantial 5 bedroomed detached family home offers an ideal opportunity to move straight in to a quality and substantial refurbished property.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed doors and windows.

RECEPTION HALL

With engineered wood flooring. Single panel central heating radiator. Full height cloaks cupboard.

SEPARATE SHOWER ROOM

With tiled shower cubicle. Vanity wash hand basin with single door base unit below. Low flush w.c. with built in double door wall unit over. Spotlights.

SITTING ROOM (FRONT)

15'3 into bay x 11'9 (4.65m into bay x 3.58m)

UPVC double glazed bay window, single panel central heating radiator.

EXTENDED THROUGH LOUNGE

20'9 x 12'5 (6.32m x 3.78m)

Two single panel central heating radiators, UPVC double glazed window (front), with UPVC double glazed sliding patio doors (rear).

STUNNING OPEN PLAN KITCHEN/FAMILY ROOM (REAR)

FAMILY ROOM

17'11 x 14'1 (5.46m x 4.29m)

Matching engineered wood flooring, 2 twin panel central heating radiators, UPVC double glazed windows plus double doors leading to outside. Cove cornice to ceiling, spotlights.

OPENING TO

OUTSTANDING REFITTED KITCHEN

11'3 x 9'3 (3.43m x 2.82m)

With a brand new range of high quality and expensive kitchen units comprising :

Single drainer stainless steel sink unit with a range of modern fitted wall and base units. 4 ring gas hob with eye level triple oven/grill. Integrated and concealed fridge and dishwasher, ceramic tiled floor UPVC double glazed window.

MATCHING UTILITY AREA

11'1 x 7'7 (3.38m x 2.31m)

Matching built in range of recently installed and expensive kitchen units, comprising single drainer stainless steel sink unit with mixer taps, 2 double door and a corner double door base unit. Full height larder unit, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window, matching ceramic tiled floor.

ON THE FIRST FLOOR

EXTENDED LANDING

With loft ladder leading to fully insulated and partly boarded loft. Full height storage cupboard.

BEDROOM 1 (REAR)

15'4 x 10'9 (4.67m x 3.28m)

UPVC double glazed window, single panel central heating radiator, mirror fronted 3 door sliding wardrobe.

EXTENDED BEDROOM 2 (REAR)

12'6 x 10'3 (3.81m x 3.12m)

UPVC double glazed window single panel central heating radiator.

BEDROOM 3 (FRONT)

13'6 into bay x 11'11 (4.11m into bay x 3.63m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator.

EXTENDED BEDROOM 4 (FRONT)

12'6 x 10'7 (3.81m x 3.23m)

UPVC double glazed window, single panel central heating radiator, mirror fronted 3 door sliding wardrobe.

BEDROOM 5 (FRONT)

12'3 x 7'9 (3.73m x 2.36m)

UPVC double glazed bay window, single panel central heating radiator, enclosed single door store.

MAJORITY TILED MODERN BATHROOM

11'5 x 8'2 (3.48m x 2.49m)

Stand alone bath with stand alone tap and shower attachment. Large walk in shower/wet room area with full height tiling and expensive modern shower fitting. Vanity wash hand basin with 2 large drawers below. Low flush w.c. ceramic tiled floor, heated towel rail, UPVC double glazed window, full height double door linen and storage cupboard.

OUTSIDE

Separate tradesman's side entrance.

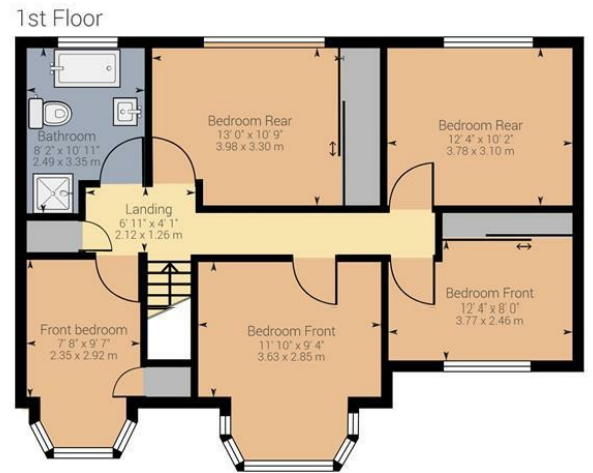
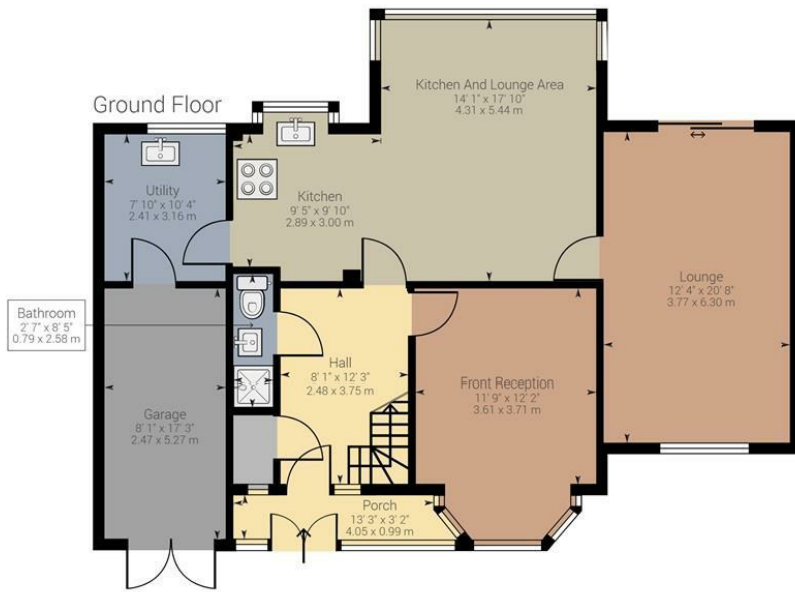
Large patio area with lawns to either side.

Steps and attractive retaining wall leading to full width lawned rear garden with brand new fences to the sides and rear.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band E Council Tax Payable Per Annum £2,104.24 Year 2020/21





Approximate net internal area: 1870.31 ft² (2011.14 ft²) / 173.75 m² (186.84 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE: We are advised that the property is , however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



ALEX SMITH & Co.
 CHARTERED SURVEYORS AND ESTATE AGENTS

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