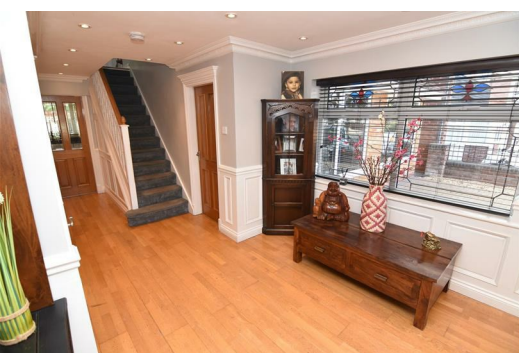




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## **138 Chester Road, Castle Bromwich, Birmingham B36 0AG**

### **Price £529,950**

A much extended and greatly improved luxury property providing 3, 4 or 5 bedroom accommodation with high quality fittings and decoration throughout. UPVC double glazing and gas fired central heating.

Castle Bromwich Village location. Attractive rear garden with secluded borders.



Chester Road is located running through the heart of Castle Bromwich Village towards the junction with Bradford Road.

Number 138 Chester Road is situated Close to the side of the Bradford Arms Hotel.

The present Vendors have greatly improved this property, which presently a 3 bedroom family home with additional dressing room and games room. Either of these rooms can be easily converted into bedroom space making the property a 4 or 5 bedroom dwelling.

Modern decor and fixtures and fittings are included together with an attractive rear garden and secluded borders, backing onto a bowling green.

The property is situated back from the roadway behind a neat foregarden with enlarged vehicular driveway approach providing off road parking.

In turn the property is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **SPACIOUS RECEPTION HALL**

With hardwood flooring, UPVC double glazed window. Single panel central heating radiator, full height storage cupboard.

#### **FITTED CLOAKROOM**

With matching flooring, low flush w.c. vanity wash hand basin, single panel central heating radiator and storage cupboard off.

#### **GAMES ROOM (FRONT)**

18'10 x 11'1 (5.74m x 3.38m)

This room can easily be used as an additional reception room or bedroom area. UPVC double glazed window, single panel central heating radiator, full height double door linen and storage cupboard housing the gas fired central heating boiler. Spotlights.

#### **OFF IS A LARGE WALK IN STORAGE AREA**

7'5 x 4'2 (2.26m x 1.27m)

#### **LOUNGE**

19'5 x 10'8 (5.92m x 3.25m)

Hardwood flooring, full height tiled feature fireplace with log effect fire. TV feature wall, 2 UPVC double glazed windows, 2 centre and 2 single light points.

#### **EXTENDED BREAKFAST KITCHEN/FAMILY ROOM**

21'5 (max) x 20'5 (max) (6.53m (max) x 6.22m (max) )

Matching hardwood flooring. Large range of built in kitchen furniture including Belfast sink with mixer taps. 2 double door and 6 single door base units. Double door display unit and 2 single door display units. double door and 4 single door wall units.

A breakfast bar with a further sink, double door and single door base unit, 2 pull out single door units and a range of built in drawers.

Full height single door store (laundry) housing the plumbing for a dishwasher and tumble dryer. Separate integrated dishwasher.

Additional enclosed large single door pantry with shelving. 2 UPVC windows and UPVC double doors to outside, twin panel central heating radiator, gas point for range and spotlights.

#### **DINING ROOM (REAR)**

11'11 x 10 (3.63m x 3.05m)

Matching wooden floor, marble Adams style fireplace with fitted gas fire. Single panel central heating radiator, UPVC double glazed window, attractive wall panelling.

#### **STUDY/OFFICE**

11'11 x 7'2 (3.63m x 2.18m)

Matching wooden floor, twin panel central heating radiator, 2 full height double door built in storage cupboards with additional storage. UPVC double doors to outside.

### **ON THE FIRST FLOOR**

#### **SPACIOUS LANDING**

2 full height storage cupboards, 1 of which contains the large hot copper cylinder water tank. Additional double door cloaks cupboard, single panel central heating radiator, UPVC double glazed window, spotlights.

### **MASTER BEDROOM 1 (FRONT)**

22'3 (max) x 15'7 (min) x 11'3 (6.78m (max) x 4.75m (min) x 3.43m)

Hardwood floor. UPVC double glazed window, 3 Velux windows, twin panel central heating radiator. Vast range of built in bedroom furniture comprising of 2 separate double door wardrobes, 3 full height single door built in wardrobes with a large double door storage unit with 3 drawers below. Additional dressing table and 2 large bedside units with ample storage/drawers. Marble feature fireplace with hearth.

### **EN SUITE SHOWER ROOM**

7'10 x 5'10 (2.39m x 1.78m)

Ceramic tiled floor, large corner shower cubicle. Large vanity wash hand basin with 3 double door base units below. Low flush w.c. heated towel rail, spotlights and Velux window.

### **BEDROOM 2 (THROUGH)**

16'11 x 12' (5.16m x 3.66m)

2 UPVC double glazed windows, single panel central heating radiator, 3 double door built in wardrobes, wooden floor.

### **BEDROOM 3 (FRONT)**

10'4 x 7'4 (3.15m x 2.24m)

Matching wooden flooring, UPVC double glazed window, single panel central heating radiator, single door store.

### **BEDROOM 4 (SIDE)/DRESSING ROOM**

10' x 7'10 (3.05m x 2.39m)

Matching wooden flooring, UPVC double glazed window, full range of fitted shelving and storage.

### **LUXURY BATHROOM**

11'6 x 11'4 (3.51m x 3.45m)

Ceramic tiled floor and half height ceramic wall tiling. A feature circular corner bath with central taps. Walk in double shower cubicle. Low flush w.c. and bidet. Vanity wash hand basin with double door and 2 single door base units below. 2 UPVC double glazed windows, single panel central heating radiator, spotlights, heated towel rail.

### **OUTSIDE**

Large paved patio.

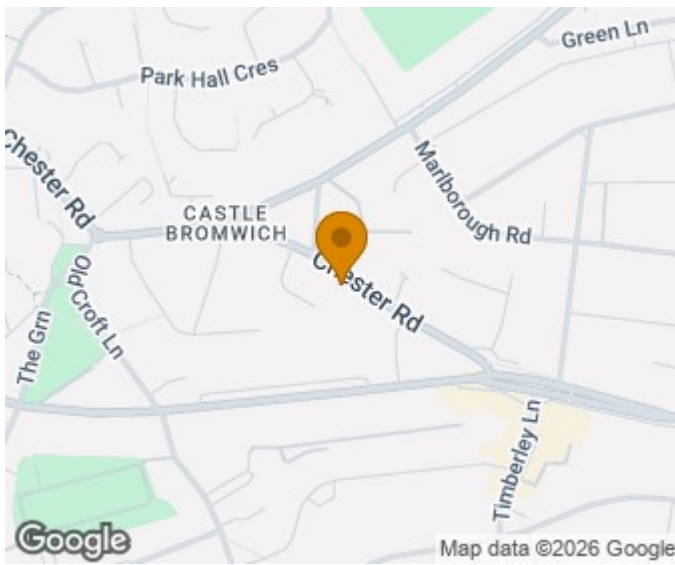
Immaculate lawned rear garden with fenced borders. Enclosed garden store.

Rear garden backs onto the bowling green.

### **COUNCIL TAX BAND:**

This Property falls into Solihull Council Tax Band E Council Tax Payable Per Annum £2,650.14 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**TENURE:** We are advised that the property is Freehold, 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.



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