



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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133 Chester Road, Castle Bromwich, Birmingham B36 0AE

Price £850,000

A unique opportunity to acquire a freehold, 4 bedroom detached family residence set on approximately half an acre of land in the heart of Castle Bromwich.

The property has outstanding potential with a separate building plot to the side and one to the rear. Alternatively outline Planning Permission has already been granted for the property to be demolished and 4 detached houses built to the front with a bungalow at the rear.



Chester Road is located running through Castle Bromwich Village with number 133 being located on the corner of Chester Road as it meets Bridgeman Croft, opposite the Bradford Arms.

As previously mentioned in these particulars the existing freehold 4 bedroom detached property sits on approximately half an acre of land that includes a substantial building plot to the side and a further plot with access off Bridgeman Croft at rear.

Our Vendor Client has also enquired about Planning Permission should the property be demolished and we are pleased to confirm that outline Planning Permission has been granted for 4 modern detached houses (to the front) with a detached bungalow at the rear.

The options are plentiful for this superbly located family residence.

The property is set back from the roadway behind a large lawned fore and side garden with 'in and out' vehicular driveway approach.

The property (built by the existing owners in 1952) is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

Ceramic tiled floor, UPVC double glazed double doors and windows.

RECEPTION HALL

With skirting heating and large understairs storage cupboard.

LOUNGE (FRONT)

19'3 x 15' (5.87m x 4.57m)

Brickette Inglenook feature fireplace, with hardwood panelling and fitted gas fire. 2 UPVC double glazed windows, skirting heating, centre and 2 double wall light points.

DINING ROOM (FRONT)

13'11 x 10'9 (4.24m x 3.28m)

3 UPVC double glazed windows, skirting heating, ceramic tiled hearth and fireplace, centre and 2 single wall light points. Serving hatch to kitchen.

KITCHEN (REAR)

13'7 x 8'5 (4.14m x 2.57m)

Twin bowl stainless steel sink unit with double door and 2 single door base units below. Further single door base unit. large 4 door wall unit, Aga, plumbing for automatic washing machine, 2 UPVC double glazed windows.

Spacious walk in pantry with UPVC double glazed window.

CONSERVATORY/UTILITY (REAR)

17'4 x 10'1 (5.28m x 3.07m)

Quarry tiled floor, Potterton Kingfisher II gas fired central heating boiler, access to outside.

Located off is a separate toilet with high flush w.c. and UPVC double glazed window.

ON THE FIRST FLOOR

SPACIOUS LANDING

Skirting heating, UPVC double glazed window, full height double door linen and storage cupboard.

BEDROOM 1 (THROUGH)

15'8 x 12'2 (4.78m x 3.71m)

2 UPVC double glazed windows, skirting heating.

BEDROOM 2 (FRONT)

14'1 x 11'1 (4.29m x 3.38m)

2 UPVC double glazed windows, skirting heating, double door enclosed wardrobe.

BEDROOM 3 (REAR)

10'3 x 8'9 (3.12m x 2.67m)

UPVC double glazed window, skirting heating.

BEDROOM 4 (SIDE)

10'7 x 9'11 (3.23m x 3.02m)

UPVC double glazed window, skirting heating, double door wall unit.

BATHROOM

8'1 x 6'4 (2.46m x 1.93m)

Half height tiling, large panelled in bath with handrails and shower attachment. Pedestal wash hand basin, UPVC double glazed window, heated towel rail, large 4 door linen and airing cupboard.

SEPARATE TOILET

Low flush w.c. UPVC double glazed window.

OUTSIDE

Large block paved patio area with timber garden store providing access to a car port with metal up and over door.

SUBSTANTIAL BRICK BUILT GARAGE

15'1 x 9'9 (4.60m x 2.97m)

Double door entrance, UPVC double glazed window.

Staircase to loft for storage.

REAR GARDEN

An outstanding secluded rear garden with mature borders and the potential for access (off Bridgeman Croft) allowing for a bungalow to be built in the rear of the garden.

PLANNING PERMISSION

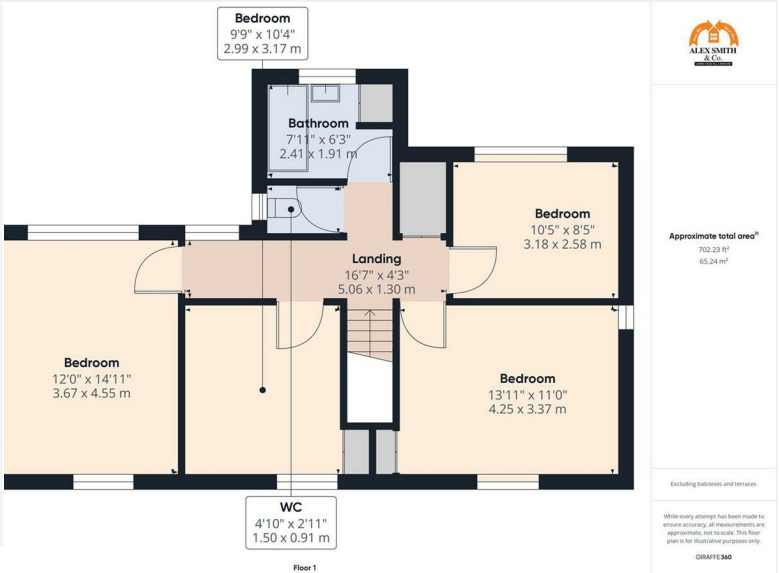
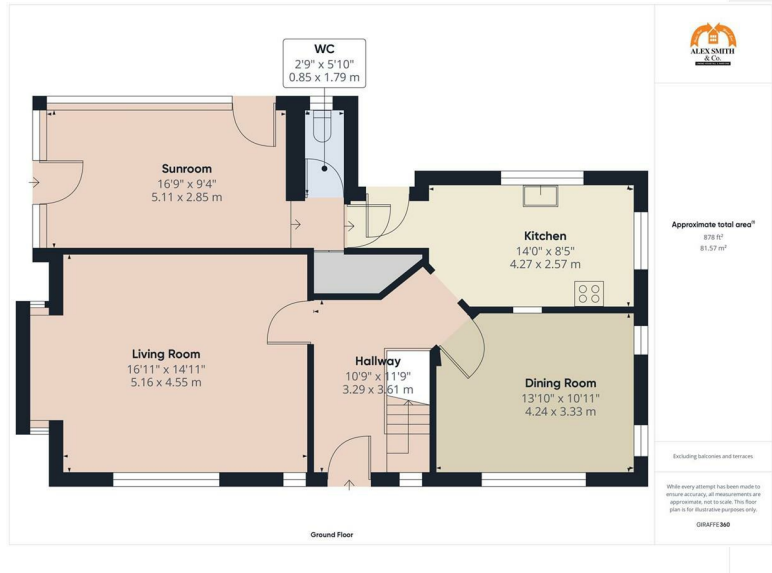
Outline Planning Permission has been agreed by Solihull Council for the erection of 4 detached houses facing the front of Chester Road with a bungalow being built at the rear (with access off Bridgeman Croft).

Plans are available at our Offices should further information be required.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band F Council Tax Payable Per Annum £2,837.33 Year 2023/24.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(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 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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