



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



336 Chester Road, Castle Bromwich, Birmingham B36 0LD

Price £229,950

REDUCED BY £20,000 ... A 2 bedroom semi detached house, with gas fired central heating, Upvc double glazing and side garage.

Substantial driveway, providing off road parking to the front with a good sized rear garden. VIRTUAL TOUR AND FLOOR PLAN NOW ONLINE.



Chester Road is located running away from the 'Timberley' towards Bacons End.

The property stands back from the roadway behind a small lawned foregarden with enlarged paved vehicular driveway that provides ample off road parking space to the front. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows.

Staircase off with access to the lounge and side garage.

LOUNGE (FRONT)

15' into bay x 12'11 (4.57m into bay x 3.94m)

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

FULL WIDTH DINING KITCHEN (REAR)

16'1 x 8'10 (4.90m x 2.69m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door and 5 single door base units, 3 double door a corner double door and 4 single door wall units, electric cooker point, single panel central heating radiator, full height pantry.

2 UPVC windows and door to rear porch.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

12'8 into bay x 16'4 max (3.86m into bay x 4.98m max)

UPVC double glazed bay window with an additional UPVC picture window. Single panel central heating radiator. Enclosed store.

BEDROOM 2 (REAR)

11'6 x 8'9 (3.51m x 2.67m)

Double glazed window, twin panel central heating radiator.

SHOWER ROOM (REAR)

12'5 x 4'6 (3.78m x 1.37m)

Double shower cubicle, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window, airing cupboard, housing the Baxi wall mounted gas fired central heating boiler.

REAR PORCH

Ceramic tiled floor.

Door to outside with access to

UTILITY AREA

9'9 x 9'3 (2.97m x 2.82m)

Plumbing for automatic washing machine, pedestal wash hand basin, low flush w.c. single door wall unit, access into the rear of the

SIDE GARAGE

16'6 x 8' (5.03m x 2.44m)

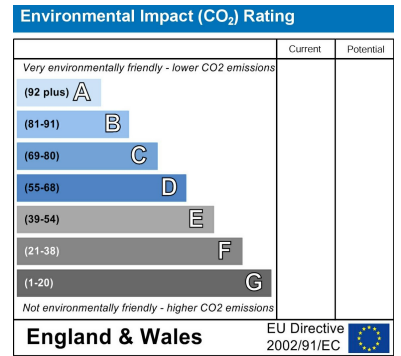
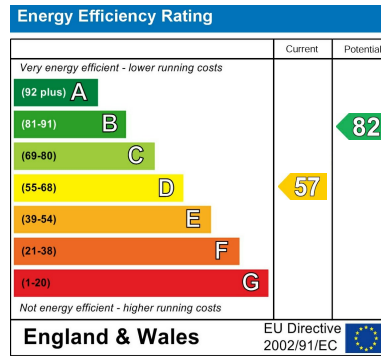
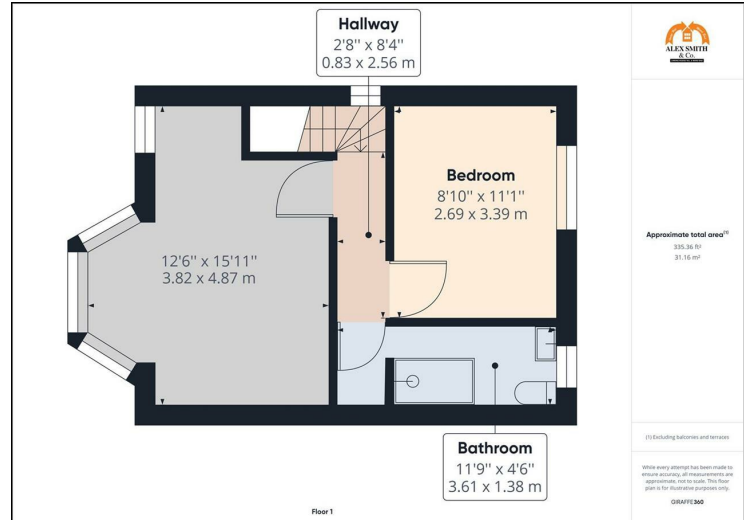
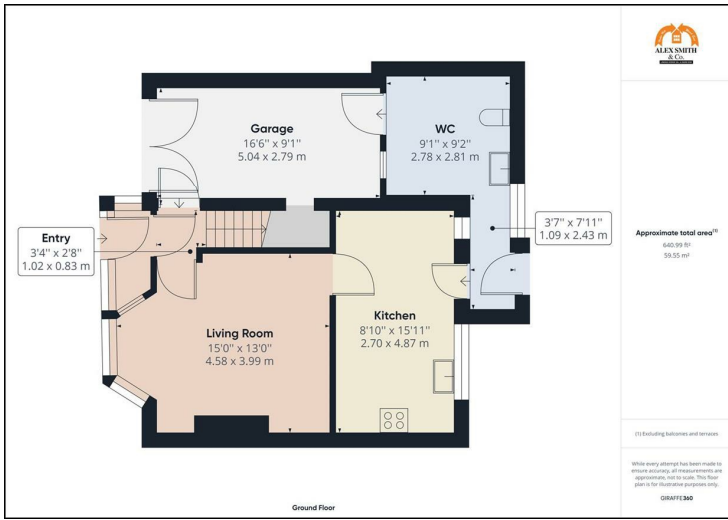
Double door entrance, coal house.

OUTSIDE

Paved patio, lawned rear garden with fenced and brick built borders (see photographs).

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,746.04 Year 2023/24.



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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660