



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

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



## 203 Chester Road, Castle Bromwich, Birmingham B36 0ET

### £269,950

REDUCED BY £10,000.

A traditional, freehold, 3 bedroom semi detached family residence, benefiting from both gas fired central heating and UPVC double glazing.

Other benefits include an extended utility area with separate toilet off, together with off road parking space to the front.



Chester Road runs through the heart of Castle Bromwich.

Number 203 being situated close to Halls Garden Centre and the junction with Manor Park Road.

The property stands well back from the roadway behind a large tarmac vehicular driveway that provides multi car parking space to the front.

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

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed door and window.

#### RECEPTION HALL

Twin panel central heating radiator.

#### LOUNGE (FRONT)

14'4 x 12'11 (4.37m x 3.94m)

UPVC double glazed bay window. Fitted coal effect gas fire, twin panel central heating radiator.

#### FULL WIDTH DINING KITCHEN

13' x 11'10 (3.96m x 3.61m)

Single drainer stainless sink unit with mixer taps, 2 double door and 3 single door base units, further 4 drawer base units, further 4 drawer base units all with work surface over. Double door and single door wall unit, 4 ring gas hob with oven below and extractor fan over, single panel central heating radiator, UPVC double glazed window.

Walk in pantry housing the MAIN gas fired central heating boiler.

#### SEPARATE TOILET

Being half tiled, low flush w.c. wash hand basin with double door unit below. UPVC double glazed window.

#### EXTENDED UTILITY

12'7 x 4'7 (3.84m x 1.40m)

2 single door wall units, run of rounded edge work surface, plumbing for automatic washing machine, UPVC double glazed door to the side, UPVC double glazed door at rear. UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access.

#### BEDROOM 1 (FRONT)

14'9 x 10'1 (4.50m x 3.07m)

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

#### BEDROOM 2 (REAR)

11'11 x 10'1 (3.63m x 3.07m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

7'11 x 5' (2.41m x 1.52m)

UPVC double glazed window, single panel central heating radiator, enclosed built in store.

#### SHOWER ROOM

7' x 5'2 (2.13m x 1.57m)

Modern shower cubicle, vanity wash hand basin, double door unit below. Low flush w.c. heated towel rail. UPVC double glazed window.

#### OUTSIDE

#### REAR IN LINE GARAGE

15'4 x 8'1 (4.67m x 2.46m)

Metal up and over door. UPVC double glazed window. Electric lighting and power points.

#### REAR GARDEN

Paved terrace.

Well maintained rear garden with artificial lawn.

Timber garden store and raised decking to the rear of the garden.

#### COUNCIL TAX BAND:

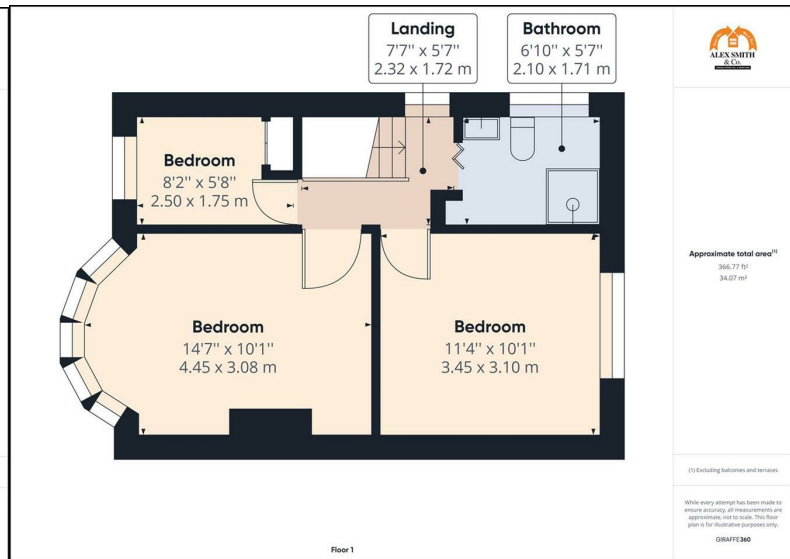
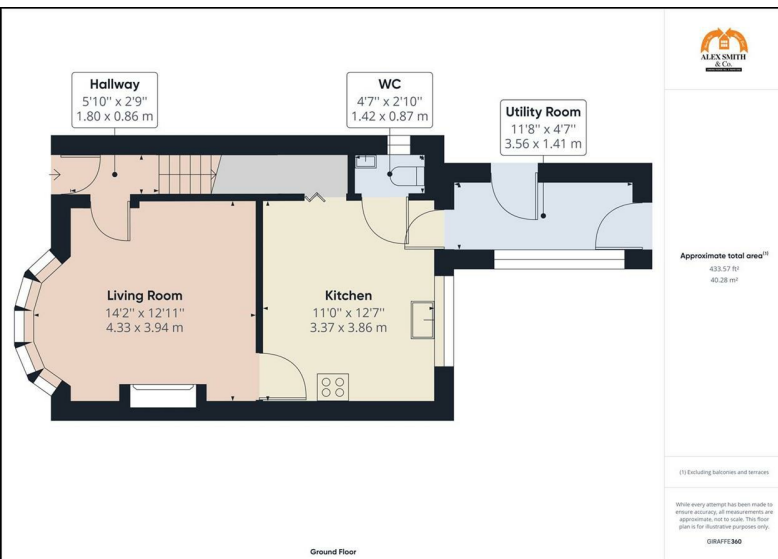
This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,746.04 Year 2023/24.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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