



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

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



## 74a Chester Road, Castle Bromwich, Birmingham B36 9BU

### £325,000

A traditional freehold, 3 bedroom semi detached family residence benefiting from an extended kitchen and gas central heating, UPVC double glazing and side garage.

Please note vehicular access can be obtained at the front and also via New Street at the rear. The property is located in the heart of Castle Bromwich Village.

Total Square Footage is 1101 sq ft



Chester Road runs through the heart of Castle Bromwich Village and is formerly know as the Old Chester Road.

The property stands well back from the roadway behind a neat lawned foregarden and enlarged tarmacadam vehicular driveway that provides off road parking space for multiple vehicles.

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.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### UPVC FRONT DOOR ENTRANCE

##### RECEPTION HALL

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

##### SITTING ROOM (FRONT)

14'6 into bay x 9'9 (4.42m into bay x 2.97m)

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

##### LOUNGE (REAR)

14'3 x 9'9 (4.34m x 2.97m)

Polished fire surround with hearth and inset, fitted electric fire, single panel central heating radiator, UPVC double glazed window.

##### EXTENDED KITCHEN (REAR)

15'5 x 6'3 (4.70m x 1.91m)

Single drainer, twin bowl stainless steel sink unit with mixer taps and double door base unit below. A further 2 double door, single door and a 3 drawer base unit all with rounded edge work surface over. Double door display unit, 2 double door wall units, electric cooker point, double door larder unit. 2 UPVC double glazed windows, twin panel central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

##### BEDROOM 1 (FRONT)

14'8 into bay x 9'9 (4.47m into bay x 2.97m)

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

##### BEDROOM 2 (REAR)

14'1 x 9'9 (4.29m x 2.97m)

UPVC double glazed window, single panel central heating radiator. 2 double door built in wardrobes. Matching dressing table.

##### BEDROOM 3 (REAR)

11'4 x 6' (3.45m x 1.83m)

UPVC double glazed window, single panel central heating radiator.

##### WET ROOM (FRONT)

7'5 x 5'10 (2.26m x 1.78m)

Waterproof flooring, attractive panelling/wall tiling. Modern Triton shower fitment, pedestal wash hand basin, low flush w.c. double door airing cupboard housing the gas fired central heating boiler, UPVC double glazed window, twin panel central heating radiator.

### SIDE GARAGE

24'5 x 8'1 (7.44m x 2.46m)

Metal up and over door, plumbing for automatic washing machine, storage cupboard, UPVC door at rear.

### OUTSIDE

Patio and pathway.

Lawned rear garden with mature borders.

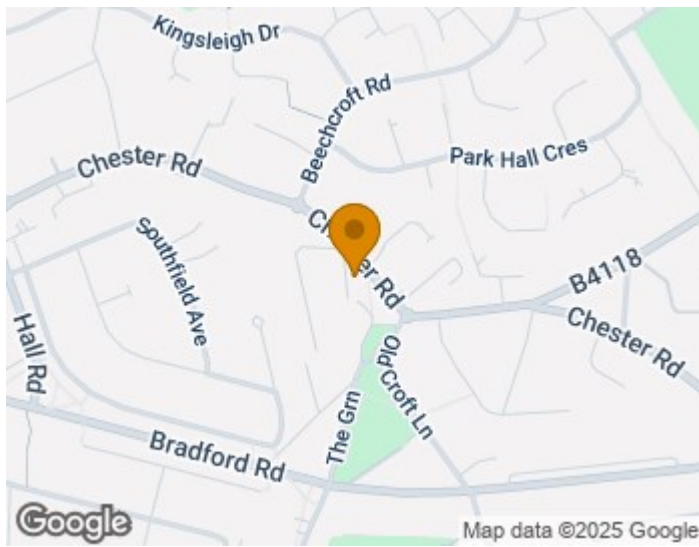
Vehicular access at rear and double gates leading to additional car parking space via New Street Castle Bromwich.


### COUNCIL TAX BAND:

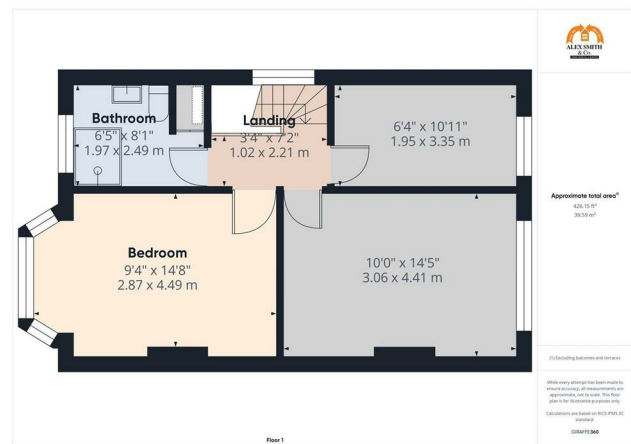
This Property falls into Solihull Council Tax Band D Council Tax Payable Per Annum £2,062.78 Year 2024/25.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</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.



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

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