



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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447 Chester Road, Castle Bromwich, Birmingham B36 0JJ

£350,000

An extended freehold 3 bed semi with enlarged accommodation, gas central heating, UPVC double glazing, single car garage and driveway at the front.



Chester Road, Castle Bromwich, runs from the Bacons End Island into Castle Bromwich and the Village.

The property is set back from the road behind an additional service road and then behind a full width block paved fore-garden / driveway that provides off road parking space to the front and access to the garage.

In turn, 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 accommodation comprises.

On The Ground Floor

Porch Entrance

Reception Hall

Single panel central heating radiator, Upvc double glazed window, laminated flooring, under stairs storage

Most Attractive Lounge (front)

15'6 x 11'11 (4.72m x 3.63m)

Upvc double glazed bay window, single panel central heating radiator, centre and 2 single wall light points.

Extended "L" Shaped Dining / Breakfast Kitchen

This room comprises the original rear reception room and kitchen together with a single storey extension at the rear and leads into the extended conservatory.

Dining Area (former Kitchen)

9'9 x 9'5 (2.97m x 2.87m)

Upvc double glazed window, door to side utility area, opening into ...

Extended Breakfast Kitchen (rear)

16'6 x 8'8 (5.03m x 2.64m)

Matching laminated flooring, twin bowl stainless steel sink unit with mixer taps, a range of re-fitted wall and base units comprising, double door, 2 large single door and 2 three drawer base units with work surface over. 2 Single door display units, double door and 3 single door wall units. Bosch r ring electric hob with oven below. Modern central heating radiator, double glazed sliding patio doors to

Extended Conservatory

12'2 x 9'3 (3.71m x 2.82m)

Ceramic tiled floor, Upvc double glazed windows and double doors to outside.

On The First Floor

Landing

Extended Bedroom 1 (rear)

20'3 x 12'3 (6.17m x 3.73m)

Benefiting from the two storey extension this main bedroom of the property has a single panel central heating radiator, Upvc double glazed window, full height single door enclosed store and laminated flooring.

Bedroom 2 (front)

15'3 x 10'4 (4.65m x 3.15m)

Upvc double glazed bay window, single panel central heating radiator, full height enclosed single door store, mirror fronted 3 door sliding wardrobe.

Bedroom 3 (front)

8'5 x 7'8 (2.57m x 2.34m)

Laminated flooring, single panel central heating radiator, Upvc double glazed windows.

Bathroom

7'7 x 5'3 (2.31m x 1.60m)

Ceramic tiled floor and partially tiled walls. Panelled in bath with both shower attachment and fitting. Vanity wash hand basin with drawers below, low flush WC, heated towel rail, 2 Upvc double glazed windows.

OUTSIDE

Side utility

21'10 x 4'5 (6.65m x 1.35m)

Upvc doible glazed doors front and rear, plumbing for automatic washing machine, twin panel central heating radiator, double door and single door base unit, double door wall unit.

Cloakroom

Low flush WC, vanity wash hand basin with double door unit below.

Rear Garden


Paved Patio with Spacious lawned Rear Garden

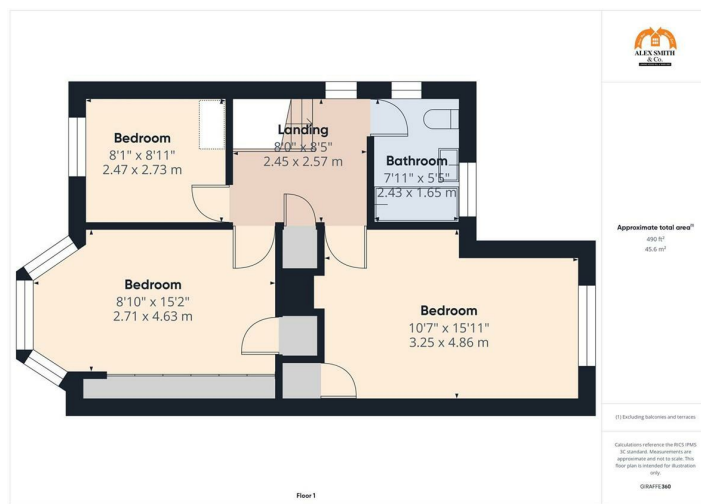
COUNCIL TAX BAND:

This Property falls into Council Tax Band C with Solihull Council, Payable Per Annum ££1835.87 Year 2025/26





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(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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