

Chester Road

Sutton Coldfield, B73 5HU

QUANTRILLS

Sutton Coldfield
Fine Residential

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A spacious and traditional semi-detached family residence occupying a highly convenient location, within walking distance of the extensive amenities of Wylde Green, schools for all ages and regular public transport services, including cross-city rail services from Chester Road Station.

· Highly convenient Chester Road location

· Spacious 5 bedroom semi-detached family home

· Generous driveway providing ample off-road parking

· Through lounge & separate dining room

· Open-plan kitchen with dining space

· Conservatory

· Mature rear gardens

· Single garage with useful utility room





Occupying a popular and convenient residential position, the property offers well-proportioned family accommodation arranged over two floors, with a spacious layout and excellent potential for further enhancement.

The ground floor briefly comprises a welcoming reception hall, through lounge, separate dining room and an open-plan kitchen with dining space and integrated appliances. A conservatory provides an additional reception space with views and access towards the rear garden.









To the first floor are five bedrooms, providing versatile accommodation for a growing family, together with a family bathroom fitted with shower.

Outside, the property is approached via a large driveway providing ample off-road parking and access to the single garage. The garage benefits from a useful utility room to the rear. The mature rear garden provides a pleasant private setting with established planting and lawned areas, offering an attractive outdoor space for both relaxation and entertaining.

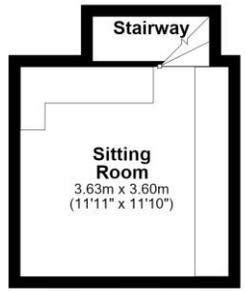
The property is particularly well placed for the extensive amenities of Wylde Green, with a range of shops, restaurants and everyday facilities nearby. There is also a good selection of schools for all ages within the surrounding area, together with regular bus services and cross-city rail connections from Chester Road Station, providing convenient access towards Birmingham and Lichfield.



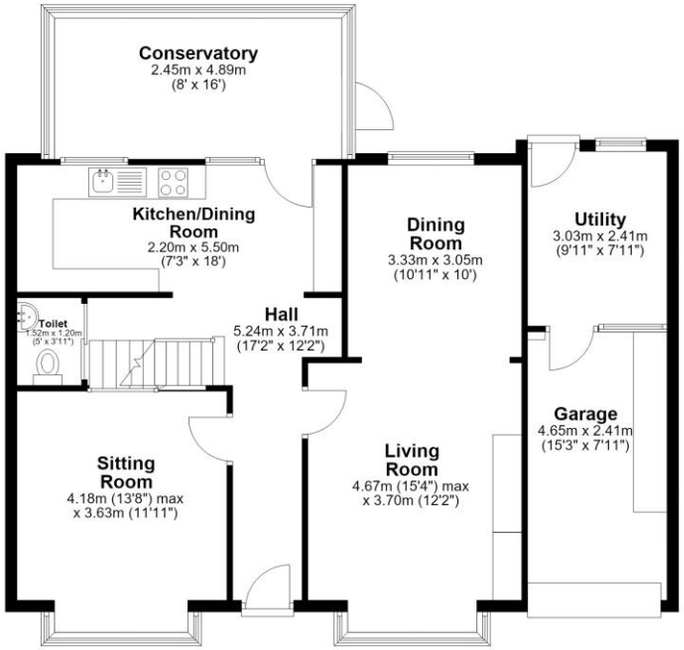




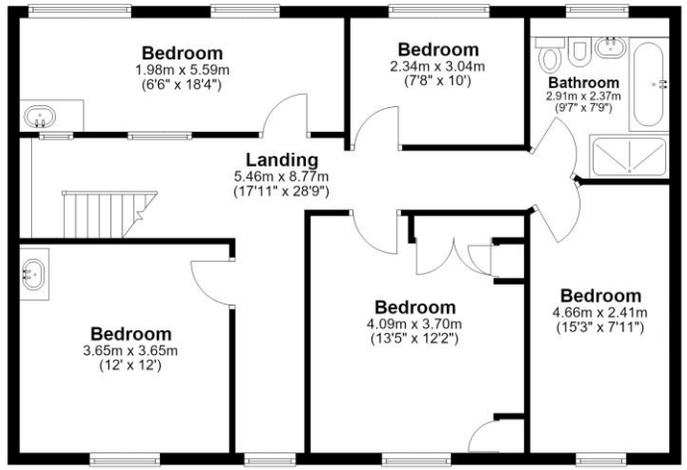
Basement
Approx. 14.8 sq. metres (159.5 sq. feet)



Ground Floor
Approx. 100.3 sq. metres (1079.2 sq. feet)



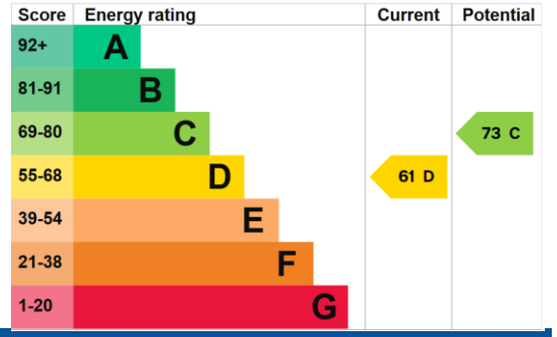
First Floor
Approx. 85.3 sq. metres (918.0 sq. feet)







Total area: approx. 200.4 sq. metres (2156.7 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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