



22, BROOKS ROAD
SUTTON COLDFIELD - GUIDE PRICE £875,000

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Why this home is Chosen...

This stunning 5 bedroom family home is located in the heart of Sutton Coldfield, offering an excellent location with easy access to the major road network, trains, and buses. The property is situated in an ideal location for families, with outstanding school catchment including the local sought-after boys and girls grammar schools.

A quick tour

Highlights of this home include:

- * Ideal location
- * Stunning re-fitted dual aspect dining kitchen
- * The property comprises of five well-proportioned bedrooms
- * Large conservatory
- * Great school catchment
- * Did we mention the fantastic location?



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Modern Living

As you enter the property, you are greeted by a welcoming hallway that leads to the heart of the home, with a galleried staircase rising to the first floor. The stunning re-fitted dual aspect dining kitchen boasts a comprehensive range of high gloss units and provides a perfect space for cooking and entertaining, this leads through into a large conservatory which provides additional living space with utility and WC off. From here, you can also access the back garden, which is perfect for outdoor dining and relaxing.

The dining room leads off the hall and overlooks the large mature garden. A large dual aspect, lounge flows through internal French doors into a cosy snug which has a second staircase that leads upstairs.

The property comprises of five well-proportioned bedrooms, one currently used a study/bedroom. The master bedroom benefits from an en-suite shower room and a useful dressing room. Two of the double rooms can be accessed from a second staircase, these also share a Jack n Jill en-suite.

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Family living

Overall, this is an exceptional family home, offering great accommodation in a highly desirable location. With its spacious interior and lovely private garden, this property is perfect for families looking for a spacious and well-appointed home in a great location.

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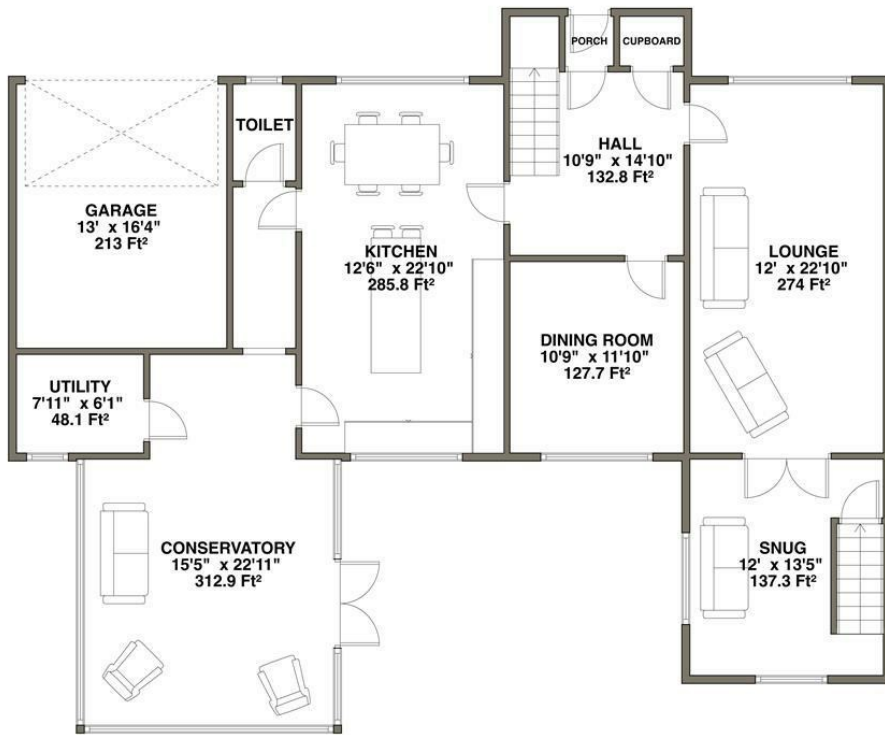
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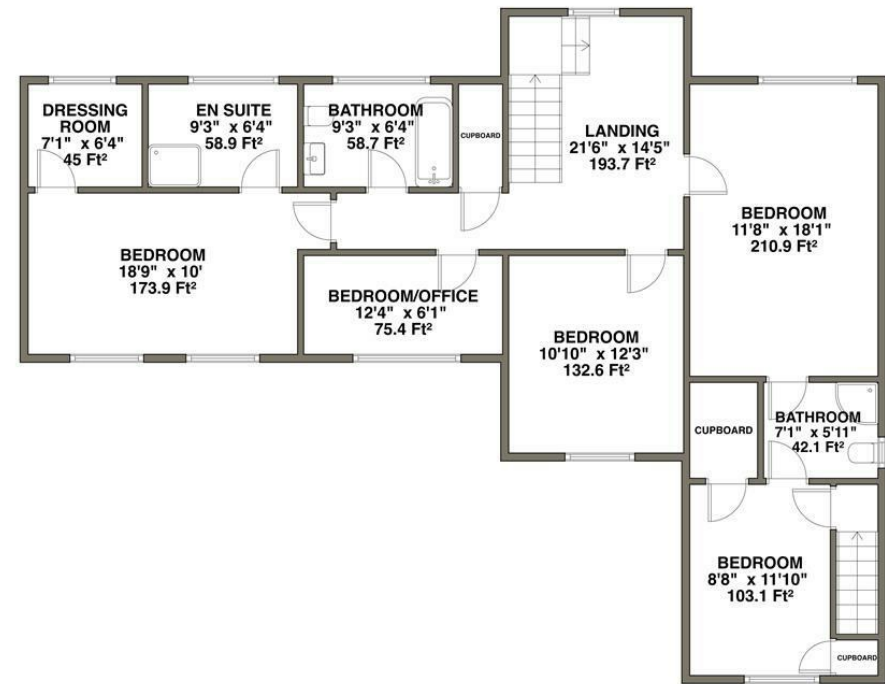
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
3126.9 Ft²
(SIZES & DIMENSIONS ARE APPROXIMATE)

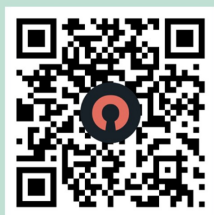
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Enquiries

22 Brooks Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(69-80) C		73	80
(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	



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