



THREE CHIMNEYS BUNGALOW,  
WISHAW, SUTTON COLDFIELD - GUIDE PRICE £750,000

**chosen**



## Why this home is Chosen...

This very versatile property is situated in Wishaw, on the outskirts of Sutton Coldfield and benefits from panoramic views over open countryside. The main bungalow has 2/3 bedrooms with the added bonus of a separate self contained 1 bedroom annex. The two properties have been successfully let for several years but will be available with vacant possession.

A quick tour

Highlights of this unique property include:

- \* Flexible living accommodation
- \* Self contained annex
- \* Beautiful panoramic views
- \* Semi rural location
- \* Beautifully landscaped rear garden
- \* Large in/out driveway
- \* Electronic gates
- \* Did we mention the stunning views?



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### Flexible living

Welcome to this stunning 3 bedroom bungalow with a self-contained annex, nestled in a peaceful and picturesque location in Wishaw. This unique property is the perfect blend of flexible living and rural charm, with breathtaking views of the surrounding countryside.

As you step into the main house, you are greeted by a bright and spacious porch and hallway which leads into the living area with large windows that flood the room with natural light and allows you to enjoy the stunning countryside views. The open-plan design kitchen/ dining room creates a warm and inviting space for family and friends to gather. The kitchen is fully equipped with a range cooker, ample counter space, and plenty of storage, making meal preparation a breeze. There are two utility rooms off the kitchen with lots of further storage. There are a further two reception rooms on the ground floor, one is currently used as a home office and the second is a beautiful conservatory, which overlooks the manicured rear gardens.

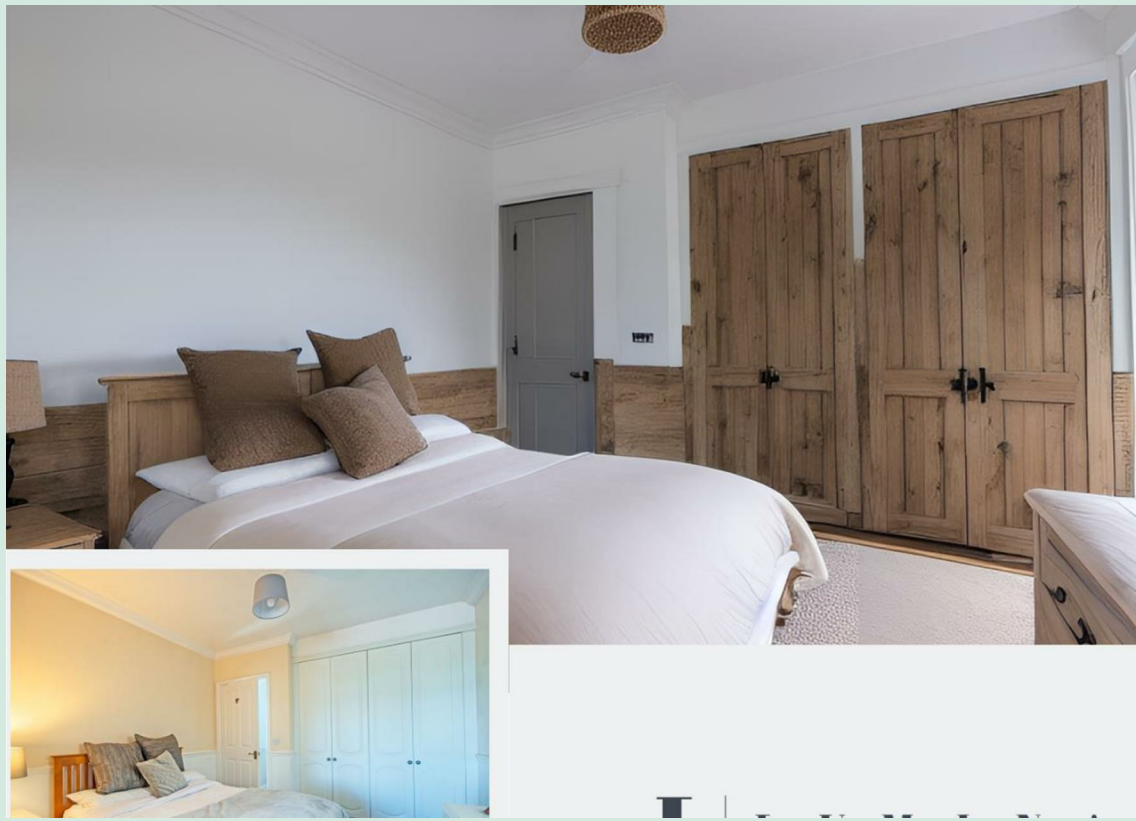
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The main house features two comfortable and well-appointed bedrooms. The master bedroom is a very spacious and light room which boasts a large en-suite bathroom. The second bedroom on the ground floor also has an en-suite bathroom and enjoys views to the rear garden. On the first floor there is a further room (currently used as a bedroom). This room has roof windows and a walk in storage cupboard.

The self-contained annex is perfect for accommodating guests or providing extra space for family members. Having its own separate access the annex features a well-appointed living area, a fully equipped kitchen/dining area and a comfortable bedroom with an en-suite shower room. There is also the potential to rent out the annex and generate a passive income.

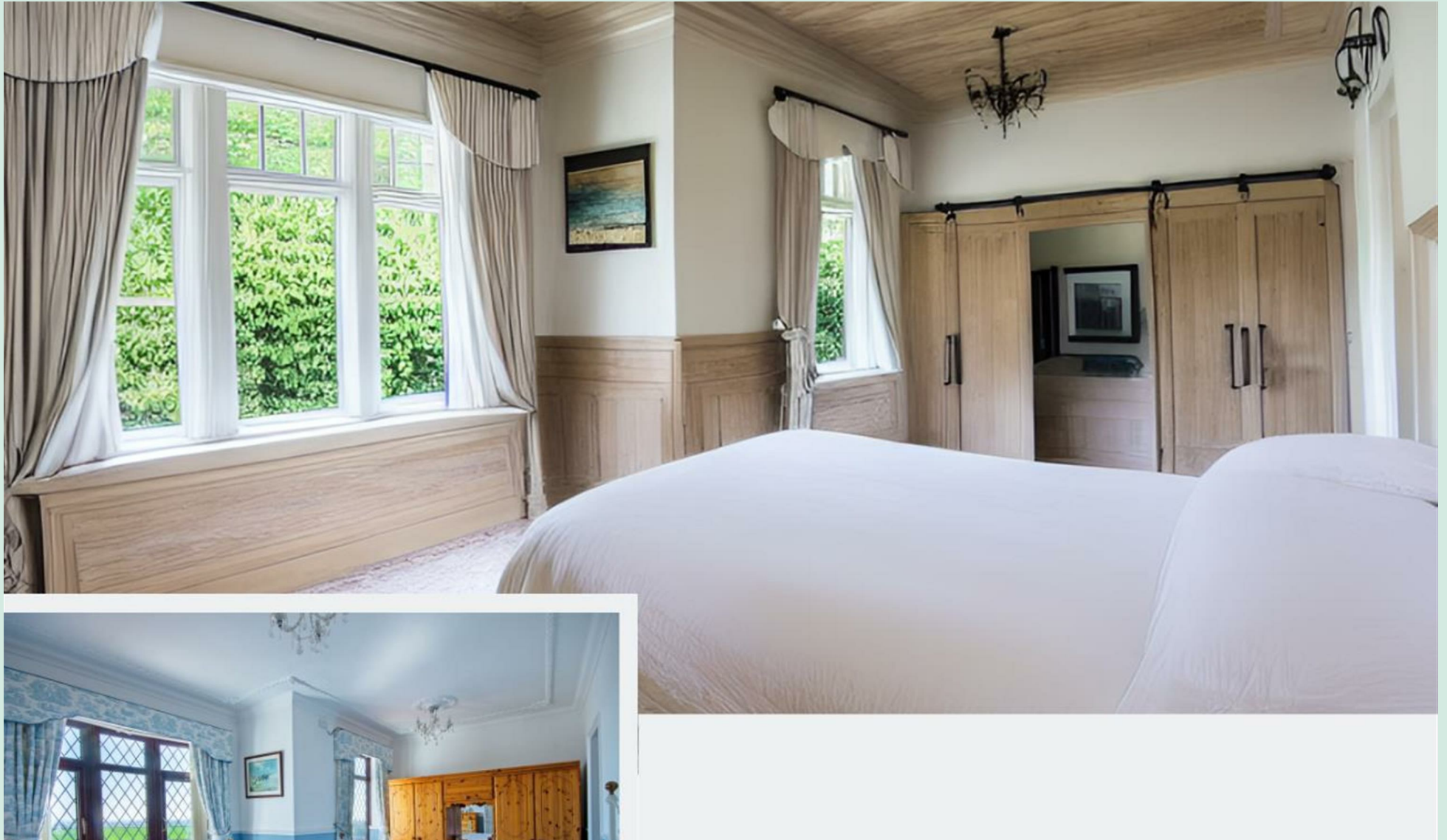
Outside, the property boasts a beautiful rear garden, which has been lovingly maintained and features a variety of trees, plants, and shrubs. The garden provides a wonderful space for outdoor entertaining or simply relaxing and enjoying the stunning views of the surrounding countryside. To the front of the property is a large block paved in/out driveway with electric remote controlled gates. There is also a double garage which could be converted into further living accommodation (subject to planning consent)

Overall, this property offers the perfect combination of flexible living and peaceful rural charm. With its beautiful location, spacious living areas, and versatile annex, this bungalow is an ideal family home or investment opportunity.

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# Three Chimneys, Wiggins Hill Road, B76 9QF

Approximate Gross Internal Area = 206.6 sq m / 2224 sq ft

Garage = 23.2 sq m / 250 sq ft

Total = 229.8 sq m / 2474 sq ft

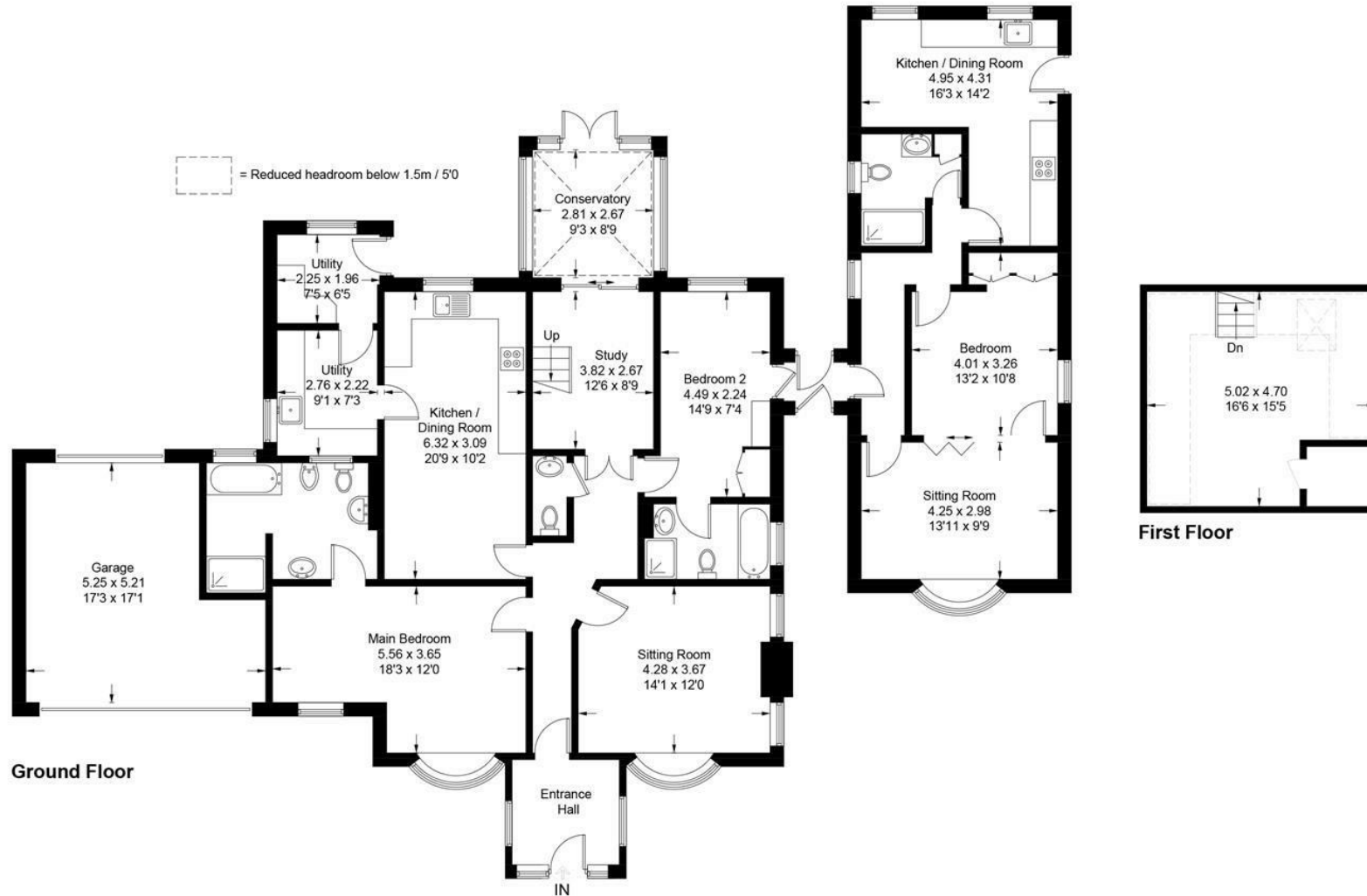


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958984)

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## Enquiries

**Three Chimneys Bungalow Wiggins Hill 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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