



# 26, WARREN HOUSE WALK

SUTTON COLDFIELD - ASKING PRICE £425,000

**chosen**





## Why this home is Chosen...

This very attractive 3 bedroomed home is set over three floors and offers flexible accommodation including the option to easily create a fourth bedroom and bathroom. Set just outside the village of Walmley and around a 5 minute drive to Sutton Coldfield, it is well placed for commuting and has New Hall country park on the doorstep offering some lovely country walks.

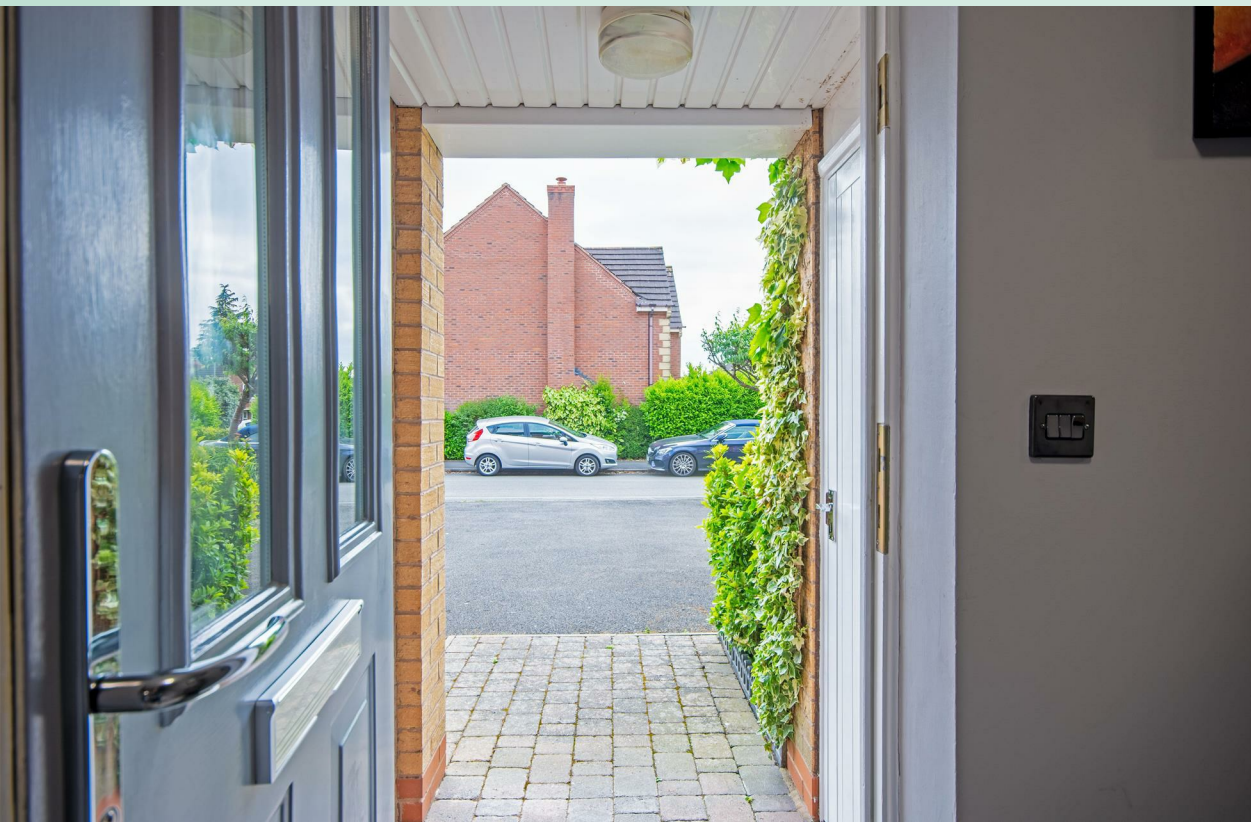
- Walking distance to Walmley Village
- Flexible living space
- Beautiful modern kitchen
- Potential to create 4th bedroom/bathroom
- Private rear garden
- Generous garage

Did we mention the gorgeous kitchen?



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## Modern Living

This very attractive 3 bedroomed home is set over three floors and offers flexible accommodation including the option to easily create a fourth bedroom and bathroom. Set just outside the village of Walmley and around a 5 minute drive to Sutton Coldfield, it is well placed for commuting and has New Hall country park on the doorstep offering some lovely country walks.

On the ground floor is a welcoming hallway, with a ground floor reception room (currently used as a gym) and a utility room, with access to the garden. There is a generous single garage which can be accessed from the house.

On the first floor is a newly fitted modern gloss kitchen with central island, the kitchen has modern appliances and quartz work surfaces. The island has a complementary wooden worktop. This room is particularly striking as it is flooded with natural light from the pretty arched window and double doors with Juliette balcony. Leading from the kitchen on this floor is the living room, which is a spacious room with a decorative fireplace with gas fire and windows overlooking the rear garden.

On the second floor are three bedrooms, the principle bedroom has an en- suite shower room and there is a further family bathroom.

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The pretty rear garden is mainly laid to lawn with some flower beds and shrubs and is perfect for those who love outdoor living, offering a tranquil haven to relax and unwind in. The front of the house has a generous driveway with parking for 2 cars.

Overall, this is an ideal family home with plenty of space and flexibility to suit a range of needs. The modern kitchen and living room are particularly impressive, and the location is perfect for those who enjoy both the countryside and easy access to the city. The option to create a fourth bedroom and bathroom adds even more potential to this already attractive property. With its welcoming hallway, spacious rooms, and lovely garden, this home ticks all the boxes for comfortable, stylish living in a desirable location.

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### 26 Warren House Walk, B76 1TS

Approximate Gross Internal Area = 146.3 sq m / 1575 sq ft  
(Excluding External Cupboard)

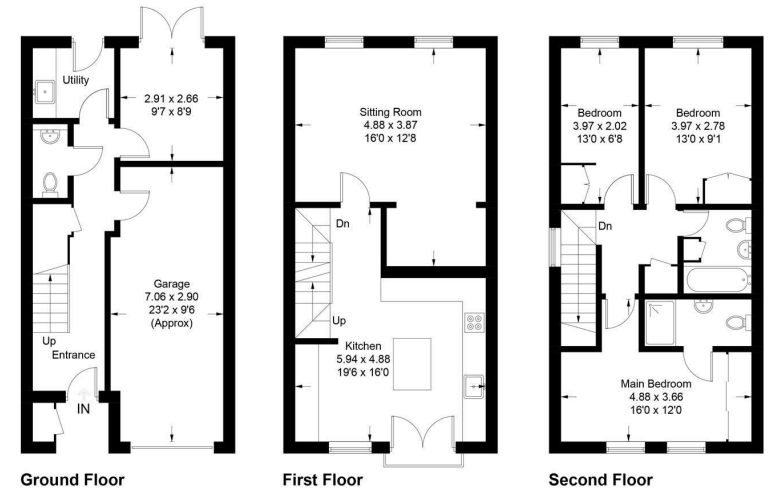


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975984)

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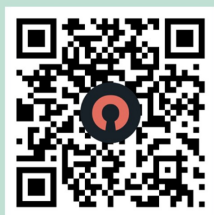
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## Enquiries

26 Warren House Walk 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
	EU Directive 2002/91/EC	



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