



5, VICTORIA ROAD  
SUTTON COLDFIELD - £390,000

**chosen**



## Why this home is Chosen...

An incredible opportunity awaits in the heart of Sutton Coldfield, as a charming 3-bedroom Victorian property enters the market. This exquisite home showcases the allure of Victorian architecture with its elegant design and period features. Ideally located in the center of Sutton Coldfield, residents will enjoy easy access to a plethora of amenities, including shops, restaurants, Sutton Coldfield train station and Sutton Park. The property offers three well-proportioned bedrooms, providing ample space for families or individuals seeking a comfortable living arrangement. Immerse yourself in the timeless character of this Victorian gem and experience the best of Sutton Coldfield's vibrant center.

Highlights of this lovely family home include:

- \* Victorian charm
- \* Large kitchen/diner
- \* 2 additional reception rooms
- \* 3 double bedrooms
- \* Additional loft room
- \* En-suite shower room
- \* Close to Sutton Coldfield town centre
- \* Garage
- \* Great school catchment area
- \* Short walk to Sutton train station
- \* Did we mention it's close to Sutton Park?



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## Oozing with Victorian charm

Introducing a captivating 3-bedroom Victorian property, now available on the market, offering a fantastic location just a short walk from the center of Sutton Coldfield.

As you approach the property, you'll notice a ground floor garage, spacious enough for the average family car, with stairs leading directly inside.

Ascending the main stairs to the front door, you'll be greeted by a generously sized formal lounge featuring a bay window, allowing for an abundance of natural light. A separate dining room provides ample space for entertaining, while a convenient downstairs WC adds to the functionality of the home. The large kitchen offers enough room to accommodate a table and chairs, perfect for casual dining.

Moving to the first floor, three well-sized double bedrooms await, with the primary bedroom benefiting from an en-suite bathroom. A family bathroom completes this level. Continuing to the second floor, a delightful room awaits, versatile enough to be used for various purposes.

The garden outside provides a peaceful oasis, the ideal spot to unwind after a long day. Don't miss the opportunity to make this charming 3-bedroom Victorian property your own, where classic elegance and modern comfort combine to create the perfect home in Sutton.

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# 5 Victoria Road, B72 1SY

Approximate Gross Internal Area = 163.7 sq m / 1762 sq ft  
(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID985032)

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## Enquiries

5 Victoria 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		
(39-54) E	45	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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