



225, STATION ROAD  
SUTTON COLDFIELD - OFFERS OVER £550,000

**chosen**



## Why this home is Chosen...

This property embodies the allure of Victorian architecture and design while offering the potential for modernization of the kitchen through expansion.

It's combination of original features and potential for updates makes it an attractive prospect for those who appreciate historical charm and customization possibilities. The sought-after location in Sutton Coldfield further adds to its appeal.

A quick tour

Highlights of this home include:

- \* Ideal location
- \* Blend of modern convenience and traditional charm
- \* Potential to extend the kitchen
- \* South facing garden
- \* Great school catchment
- \* Did we mention the fantastic location?



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## Welcome to Station Road.....

The house retains its original Victorian charm with various features that add to its character. Throughout the house, the doors have been stripped to showcase the beautiful natural pine wood.

As you enter the front porch doorway features stained glass, which enhances the overall aesthetic of the entrance. The hallway boasts intricate Minton tiles on the floor, adding a touch of elegance and history to the entrance.

The living room, dining room, and kitchen are accessible from the hallway, creating a convenient flow on the ground floor. Stairs lead up to the first floor.

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## Modern Living

The living room is equipped with a gas fired log burner set within a marble fire surround, providing both warmth and a cozy ambiance.

The dining room retains its original floorboards, contributing to the vintage feel. French doors open up to the garden, allowing natural light and easy access to outdoor space.

The kitchen is designed in a traditional style and features original pantry cupboards, adding to the historical charm. There's also a door leading to the garden. The kitchen has the potential for expansion into the existing out houses. This extension could create a larger kitchen and living area, enhancing the overall living space.

The first floor of the property consists of three bedrooms and a bathroom. One of the bedrooms is currently being utilized as a home office, offering flexibility for various uses. The master bedroom overlooks the front, offering ample space for a comfortable sleeping area and plenty of light from two windows. The bathroom is shared among the bedrooms.

Overall, the upstairs of the property offers comfortable living spaces, the flexibility of repurposing one bedroom as a home office, and a bathroom that serves the needs of the residents. The balance between the historical charm of the property and its modern functionality contributes to its overall appeal. It also has scope to create a fourth bedroom with a loft conversion.



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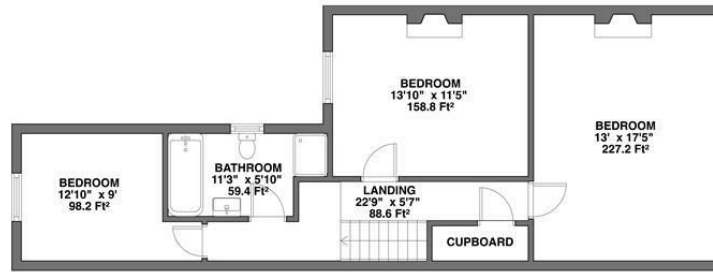
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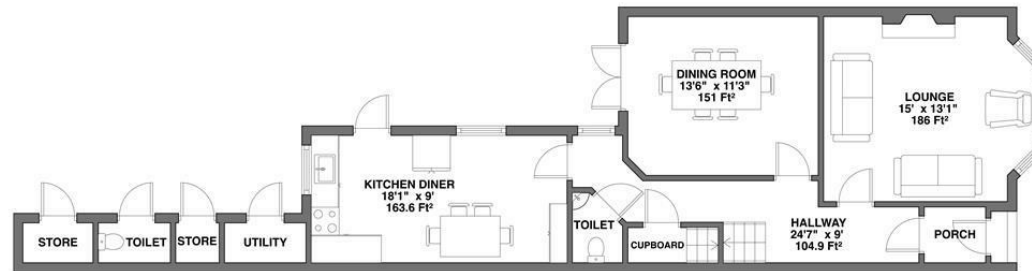
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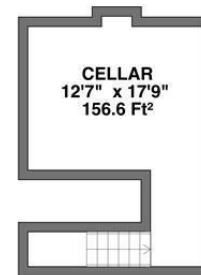


FIRST FLOOR



GROUND FLOOR

**GROSS INTERNAL AREA**  
 1538 Ft<sup>2</sup>  
 (SIZES & DIMENSIONS ARE APPROXIMATE)



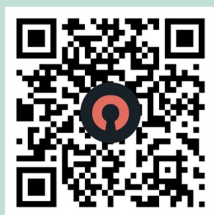
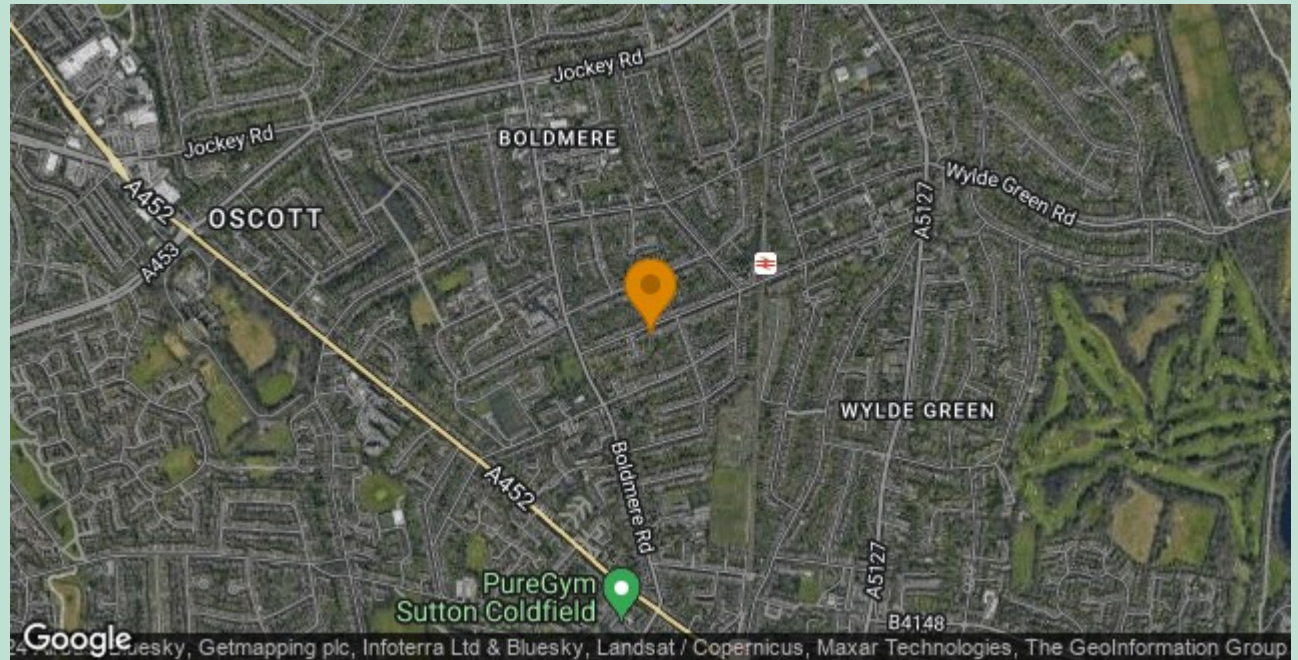
CELLAR

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## Enquiries

225 Station 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		80
(69-80) C		
(55-68) D	48	
(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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