



2 PEVERIL GROVE

SUTTON COLDFIELD - £530,000

**chosen**





## Why this home is Chosen...

This very attractive 4 bedroom Detached home is set on a corner plot with ample parking, a detached double garage and a lovely private rear garden. With just a 5 minute drive to Sutton Coldfield, it is well placed for commuting and is in the catchment of some good and outstanding schools.

### Quick Tour

Highlights of this lovely home include:

- \* Walking distance to Sutton Coldfield
- \* Flexible living space
- \* Spacious kitchen
- \* Potential to convert the detached garage
- \* Private rear garden
- \* Available with no upward chain
- \* Did we mention the great location?



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## Modern Living

Introducing this stunning four-bedroom detached property nestled in the sought-after area of Sutton Coldfield. Situated on a generous corner plot, this home boasts a spacious driveway and a detached double garage, providing ample parking space for multiple vehicles.

Upon entering, you are greeted by a warm and inviting atmosphere, with a well-designed layout that offers both comfort and functionality. The ground floor features a bright and airy living room, perfect for entertaining guests or relaxing with the family. The large bay window at one end provides lots of natural light and the French doors lead onto the lovely rear garden. The feature fireplace has a living flame fire for cosy winter evenings in. The adjacent dining area provides a seamless flow, ideal for hosting dinner parties or enjoying meals together. Again with French doors leading onto the terrace.

The heart of this home lies in its well-appointed kitchen, equipped with modern appliances and ample storage space. The kitchen also has space for a small dining, creating a perfect spot for quick meals or casual conversations.

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Upstairs, the master bedroom awaits, complete with an en-suite shower room and fitted wardrobes. Three additional generously sized bedrooms offer plenty of space for family members or guests, and can easily be transformed into a home office or hobby room to suit your needs.

Stepping outside, you have the private rear garden, offering a peaceful retreat for outdoor activities or simply basking in the sun. The garden provides a perfect setting for al fresco dining, gardening enthusiasts, or children to play freely. The large double detached garage has ample space for two vehicles or for additional storage, or could be converted into further living space, subject to planning.

Located in the desirable area of Sutton Coldfield, this property benefits from excellent transport links, including easy access to major road networks and public transportation. Local amenities, including schools, shops, and recreational facilities, are all within close proximity, ensuring convenience for everyday living.

This delightful four-bedroom detached property has lots to offer with its corner plot, driveway, detached double garage, master bedroom with en-suite, and lovely private rear garden, this property offers the perfect blend of comfort, style, and practicality.

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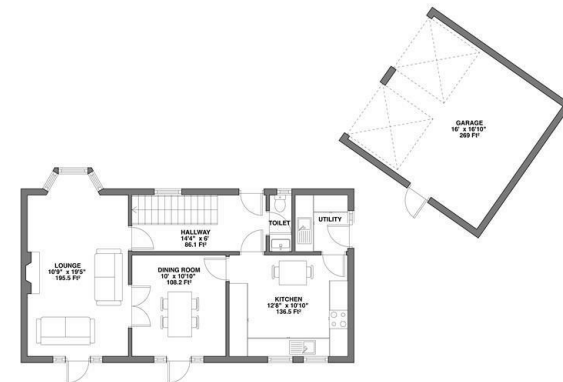
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FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
1399.5 FT<sup>2</sup>  
(SIZES & DIMENSIONS ARE APPROXIMATE)

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## Enquiries

2 Peveril Grove 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		82
(69-80) C	69	
(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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