



70, STIRLING ROAD

SUTTON COLDFIELD - OFFERS OVER £450,000

**chosen**



## Why this home is Chosen...

Presenting a delightful 3-bedroom detached property on Stirling Road in Sutton Coldfield. This residence is ideally situated in proximity to the picturesque Sutton Park, providing a serene backdrop for family living. The area is also renowned for its excellent schools, enhancing the appeal for families seeking quality education for their children. What sets this property apart is its untapped potential—ripe for redesign and customization, it offers the opportunity to craft a truly wonderful family home. With its enviable location, educational amenities, and the canvas for personalised transformation, this Stirling Road gem holds the promise of a perfect haven for a growing family.

A quick tour

Highlights of this lovely traditional home include:

- \* Three great size bedrooms
- \* One large reception rooms
- \* Good size family bathroom
- \* Great size driveway and extended garage
- \* Good school catchment area
- \* Beautiful rear garden
- \* Opportunity to extend to the side and into the loft (SSTC)
- \* Huge potential
- \* Did we mention its chain free?



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## Oozing with charm

Welcoming you to an enticing 3-bedroom detached property now gracing the market, featuring a spacious driveway that sets the stage for this inviting residence.

As you step inside, the large hallway unfolds, leading to an open-plan lounge and dining area offering charming views of both the front and rear garden. The kitchen, though in need of an update, provides a delightful view of the serene garden. Adjacent to the kitchen, a generously sized utility area connects seamlessly to the extended garage, equipped with an automated garage door for convenience.

Venture upstairs to discover three well-proportioned bedrooms and a family bathroom, presenting an opportunity for modernisation. The rear garden, meticulously designed and maintained, serves as a tranquil retreat.

Moreover, the property holds promise for expansion with ample space to extend to the side for additional bedrooms and the potential to convert the loft into additional living space, adding a layer of versatility to this promising home.

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# 70 Stirling Road, B73 6PH

Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft  
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"

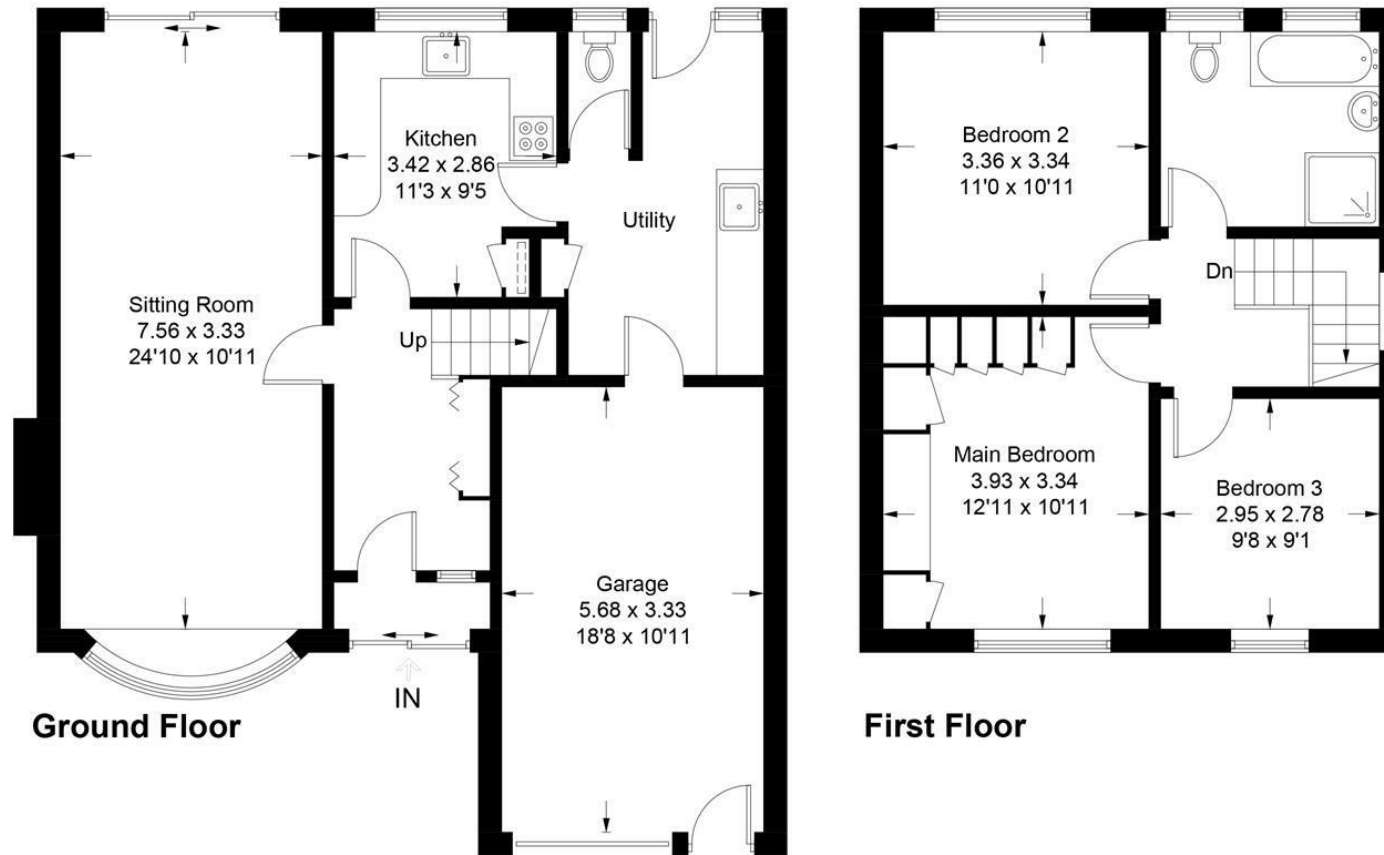


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1027006)

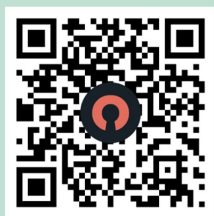
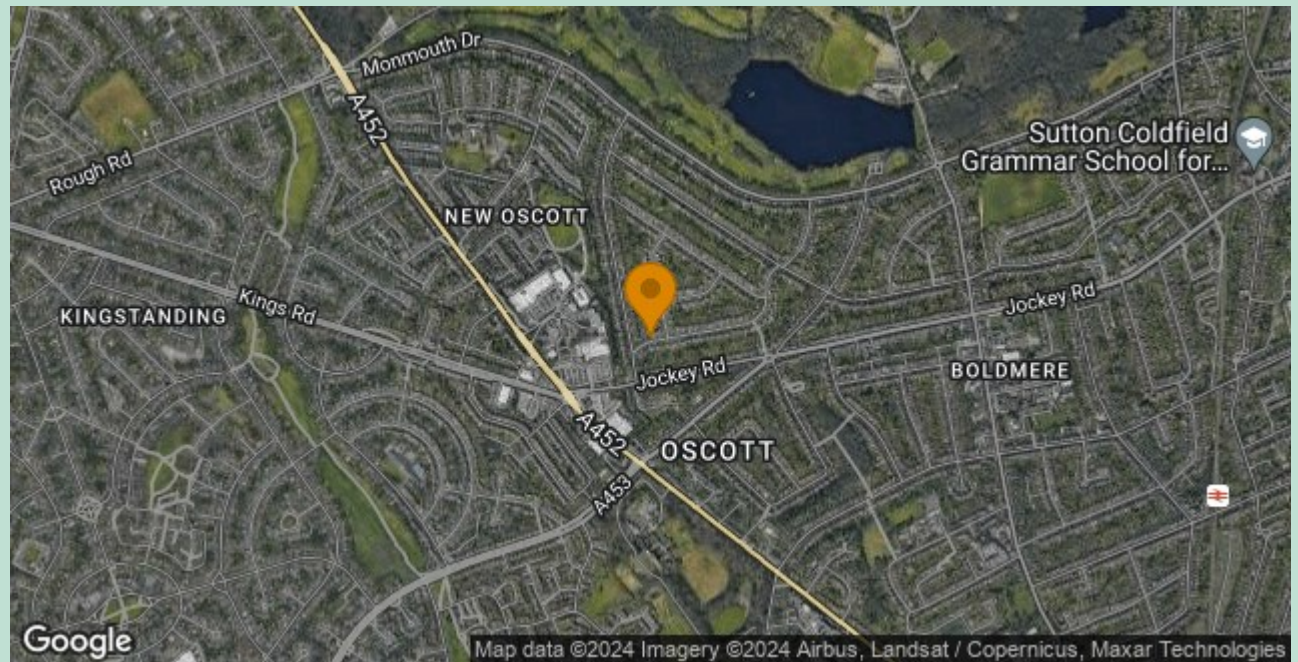
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## Enquiries

70 Stirling 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		78
(69-80) C		
(55-68) D	52	
(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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