



6, TAMAR DRIVE  
SUTTON COLDFIELD - £500,000

**chosen**





## Why this home is Chosen...

Having been thoughtfully extended and beautifully renovated by the current owners, this contemporary, detached family home has been finished to a very high standard. Located on a sought-after Walmley estate and in catchment for many local primary schools. This superb home is perfectly located for those looking for modern family living with amenities in close reach.

On offer is a stunning open plan kitchen/diner/family room with patio doors to the garden, separate lounge, utility room, four good sized bedrooms (master with en-suite), family bathroom, low-maintenance rear garden, off-road parking for up to three cars and electric rolling-door garage.

A quick tour

Highlights of this superb family home include:

- \* Extended & refurbished
- \* Open plan kitchen/diner/family room
- \* Separate living room
- \* Utility room
- \* Four good sized bedrooms
- \* Family bathroom
- \* Low-maintenance rear garden
- \* Fair sized driveway
- \* Electric garage door



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## Modern Living

On entering the property you are welcomed by light and airy interiors, with a hallway through to the open-plan kitchen/ diner/ family room, stairs rising to the first floor, ground floor W.C and doors to the front lounge.

The living room has a cosy feel with plush, grey carpet and a large window to the front. The recently fitted, spectacular open plan kitchen/diner/ family room offers defined areas for relaxing, entertaining, eating and cooking and light floods in thanks to the patio doors to the rear.

The kitchen is beautifully designed and appointed with cream units and oak worktops. It offers double ovens, induction hob, extractor fan, dishwasher, bar seating and a plethora of storage . A door from the kitchen leads to the utility room with space for washing machine, a sink and further storage.

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## Stepping Upstairs...

The feeling of modern quality continues as you reach the first floor. The four bedrooms are all very good sizes and all offer plush grey carpets. The master benefits from large fitted wardrobes, a fitting dressing table and beautiful en-suite shower room. The family bathroom is finished in grey and navy with large bath, convenient for a family!



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## Stepping Outside...

The rear garden has been recently updated with family life and entertainment in mind. The patio doors open seamlessly onto a fantastic area of decking with plenty of room for garden furniture. The bulk of the rear garden is mainly laid to lawn with shrubs surrounding. The side gate offers side access from front to rear.

Close by amenities to Tamar Drive include an ASDA superstore and a B&M bargains within walking reach, whilst nearby Walmley offers local shops, cafes, restaurants and a pub.



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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1306.2 Ft<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION ONLY.  
 SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE

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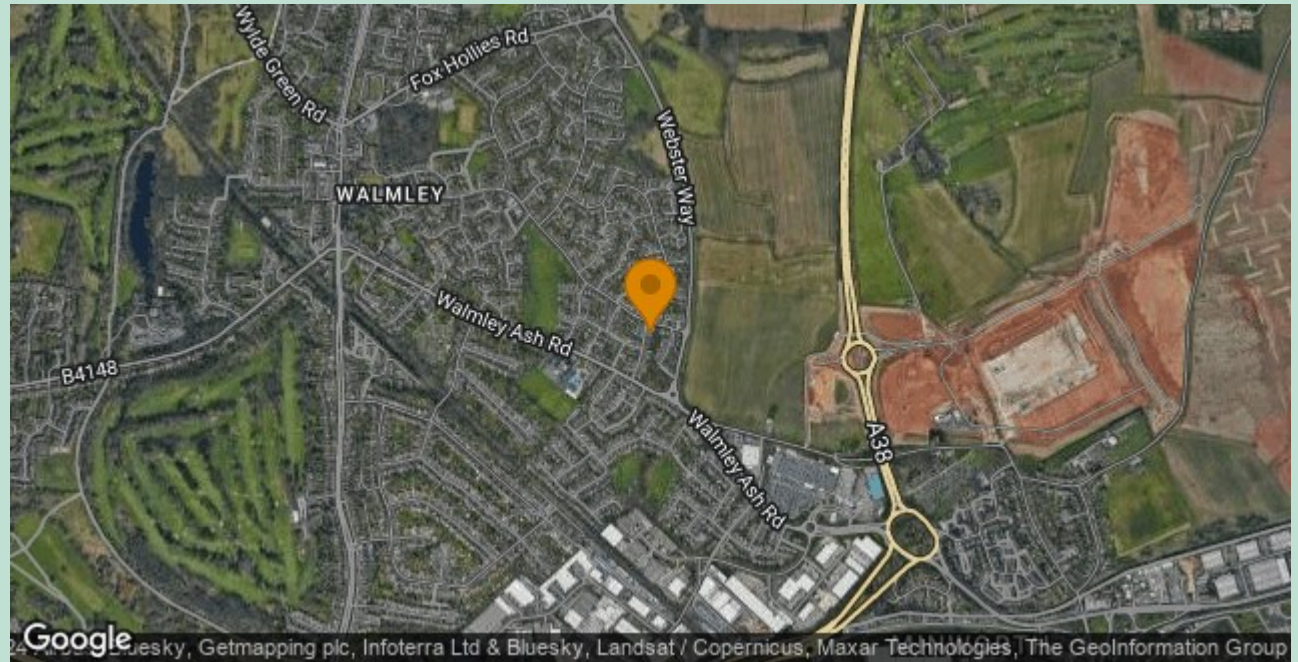
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## Enquiries

6 Tamar Drive 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		81
(69-80) C		
(55-68) D	63	
(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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