



109, WELWYNDALE ROAD

SUTTON COLDFIELD - OFFERS OVER £375,000

**chosen**



## Why this home is Chosen...

This attractive three bed Semi detached property is situated in a well regarded, leafy road in Sutton Coldfield. Close to all local amenities, with great road and rail links and, in the catchment area for some good and outstanding schools. This lovely family home offers bright and spacious accommodation, with a modern fitted kitchen and family bathroom.

### Quick Tour

Highlights of this lovely home include:

- \* Walking distance to Wylde Green
- \* Flexible living space
- \* Spacious kitchen
- \* Modern bathroom
- \* Private rear garden
- \* Did we mention the great location?



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Upon entering the property, you will step into a welcoming reception hall, which leads into the first reception room which is currently used as a dining room. This room is a light filled room and has double doors which lead through to the well appointed lounge, enhanced by a feature gas fire, creating a cozy and inviting atmosphere. The room also boasts French doors that lead out to the rear garden, allowing an abundance of natural light to filter through. This layout is perfect for hosting gatherings and entertaining friends and family.

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The kitchen has a comprehensive range of light-coloured units, offering a bright and airy space for cooking and entertaining, with lots of practical storage. Integrated appliances include a double oven, gas hob and extractor fan. Off the kitchen is a utility area with space for a further informal dining area if required.

Additionally, the ground floor of the property features a convenient downstairs toilet and a garage, providing ample storage space and practicality.



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Moving upstairs, you will find a lovely landing area leading to three generously sized bedrooms. The principle bedroom features fitted wardrobes, a bay window (with storage below) and views to the rear garden. Each bedroom offers comfortable living space and the potential to be customised according to your needs.

Completing the first floor is a modern family bathroom, featuring contemporary fixtures and fittings. There is a separate toilet, adding convenience and functionality to the space.



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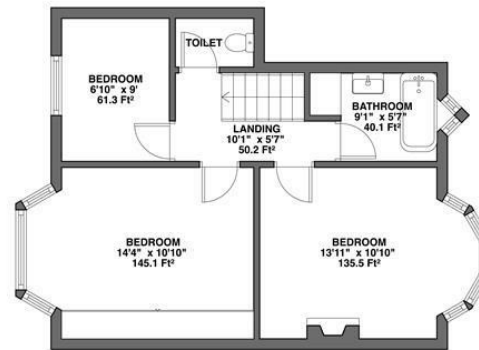
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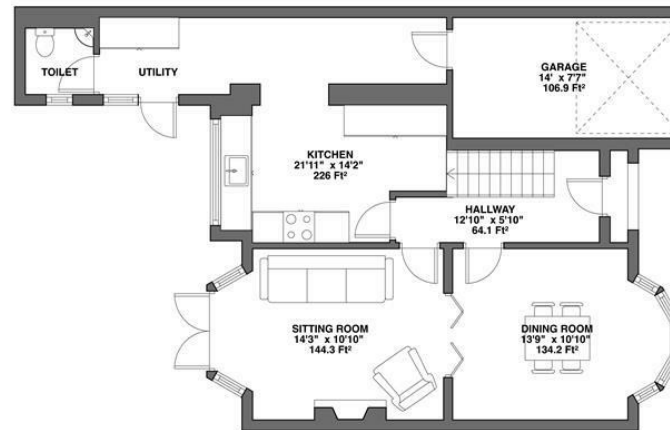


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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 1150.3 Ft²

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

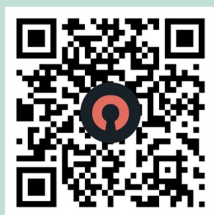
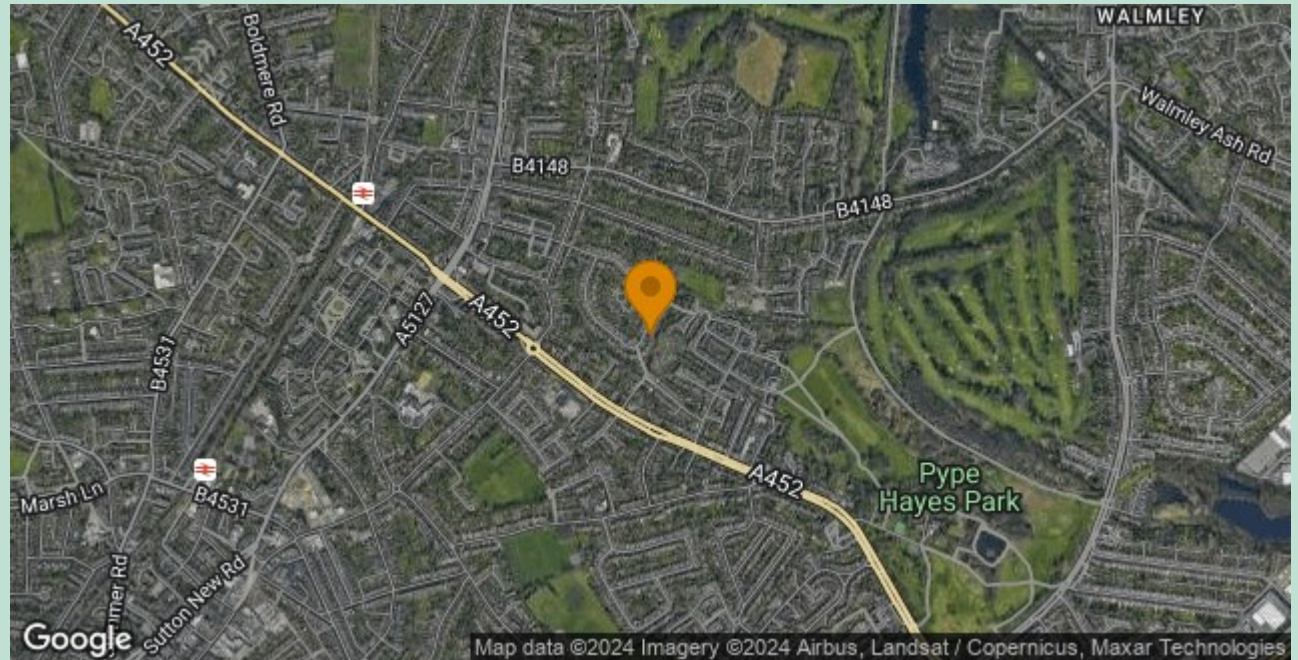
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## Enquiries

109 Welwyndale 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		
(02 plus) A		
(01-01) B		
(69-90) C		
(55-68) D	55	81
(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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