



17, YEOMANRY CLOSE

SUTTON COLDFIELD - OFFERS IN EXCESS OF £585,000

chosen



Why this home is Chosen...

An inviting 4 bed detached family home is soon to grace the market on Yeomanry Drive in Sutton Coldfield, offering proximity to excellent schools and convenient transport links. Nestled in a serene neighborhood, this property presents spacious living areas ideal for family gatherings and everyday comfort. With detached charm, privacy is ensured, providing a peaceful sanctuary from the daily grind. Its well-appointed bedrooms offer ample space for relaxation, while the nearby outstanding schools ensure quality education opportunities for growing families. Moreover, with the best transport links nearby, commuting becomes a breeze, promising seamless connectivity to key destinations. Positioned in the heart of Sutton Coldfield, this home harmoniously blends convenience and comfort, making it an irresistible choice for discerning families.

A quick tour

Highlights of this stunning family home include:

- * Ideal location
- * Modern and bright throughout
- * Three reception rooms
- * Wonderful modern kitchen
- * 4 double bedrooms, master with en-suite
- * Modern family bathroom
- * Renowned school catchment area
- * Large sunny garden
- * Outdoor bar/kitchen
- * Did we mention the large driveway for multiple cars?



17, YEOMANRY CLOSE
SUTTON COLDFIELD

chosen



Welcome to a stunning 4 bed detached modern property that epitomizes luxury living.

Upon arrival, the expansive driveway welcomes up to 7 cars, alongside a double garage.

Stepping inside, you're greeted by an impressive entry hall leading to a newly refitted modern kitchen inbuilt appliances and offers views across the garden, seamlessly flowing into a convenient utility area. The hallway also unveils a show home style dining room, perfect for entertaining, and a spacious lounge exuding warmth and comfort, complete with a year-round usable conservatory. A downstairs toilet adds practicality.

Upstairs, four generously sized bedrooms await, including a primary with an en-suite and a sleek modern family bathroom.

Outside, the vast garden beckons gatherings, featuring an enviable outside kitchen equipped with a BBQ area, complete with refrigerator, freezer, and even an outdoor TV, creating an idyllic setting for unforgettable moments with family and friends.

17, YEOMANRY CLOSE
SUTTON COLDFIELD

chosen



17, YEOMANRY CLOSE
SUTTON COLDFIELD

chosen



17, YEOMANRY CLOSE
SUTTON COLDFIELD



17, YEOMANRY CLOSE
SUTTON COLDFIELD

chosen



17, YEOMANRY CLOSE
SUTTON COLDFIELD

chosen



17, YEOMANRY CLOSE

SUTTON COLDFIELD

chosen



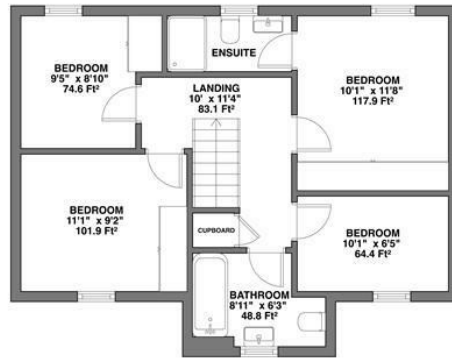
17 YEOMANRY CLOSE
SUTTON COLDFIELD

chosen

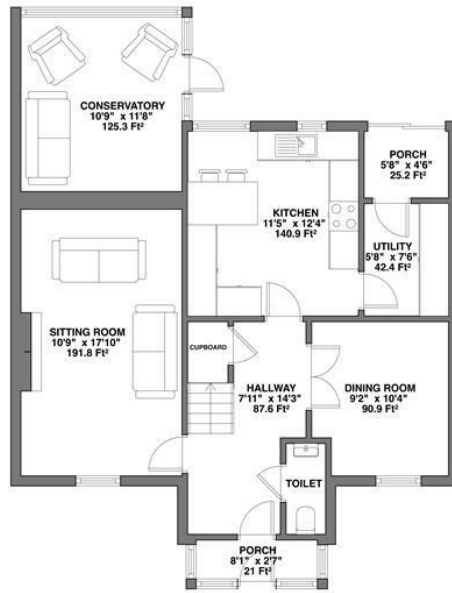


17 YEOMANRY CLOSE
SUTTON COLDFIELD

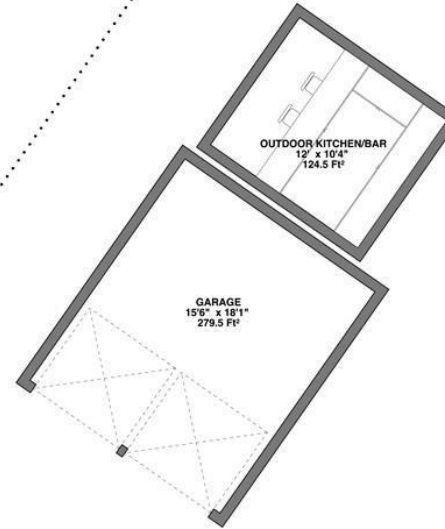
chosen



FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA: 1684.2 Ft²

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

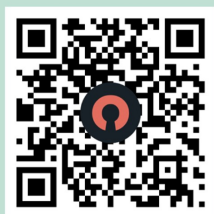
17 YEOMANRY CLOSE

SUTTON COLDFIELD

Enquiries

17 Yeomanry Close 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.



0121 222 1180
team@chosenhome.com
chosenhome.com

Chosen Home Limited
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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	



chosen