



1, SMALLWOOD CLOSE  
SUTTON COLDFIELD - GUIDE PRICE £600,000

**chosen**



## Why this home is Chosen...

Welcome to this charming 4-bedroom detached house, built in 1987. It is nestled in a serene cul-de-sac in the picturesque Walmley Village. Boasting a spacious layout and modern amenities, this home offers comfortable living spaces ideal for families

Overall, this 4-bedroom detached house offers a perfect blend of modern living, comfort, and convenience in a highly desirable location. Don't miss the opportunity to make this your dream home!

### A quick tour

Highlights of this well presented property include:

- \* Ideal location
- \* Great school catchment
- \* Local amenities close by
- \* Great access to Birmingham city centre
- \* En-suite bathroom in the master bedroom
- \* Great-sized garden and driveway for multiple vehicles



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## Modern Living

This charming, immaculately presented 4-bedroom detached house, built in 1987 is nestled in a quiet cul-de-sac. The property sits in between Walmley Village and Wylde Green, offering a plethora of local amenities. Boasting a spacious layout, this home is ideal for families.

A welcoming porch opens into the hallway, which leads to a cosy lounge, providing a comfortable retreat for relaxation and entertainment. Downstairs, a convenient WC adds to the functionality of the home.

The heart of the home, the open-plan kitchen diner, is designed for modern day living. With integrated appliances and plenty of counter space, it's perfect for cooking and entertaining. Leading off, the property benefits from a great sized utility with access to the garden and garage. The adjoining conservatory floods the space with natural light and offers views of the beautifully landscaped garden.

The garden wraps around the conservatory, creating a tranquil oasis for outdoor enjoyment and relaxation. With ample space for hosting gatherings or simply unwinding amidst nature, the garden is a true highlight of the property.

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## Ideal Family Home



The stairs lead up to four bedrooms providing ample space for relaxation and privacy. The master bedroom features an ensuite bathroom, ensuring convenience and luxury for the homeowners. In addition to the master ensuite, there is a family bathroom upstairs, perfect for accommodating the needs of a busy household.

The property benefits from a double garage, providing secure parking for vehicles and additional storage space, also, peace of mind for homeowners.

Sitting on a good-sized plot, the property offers plenty of space for outdoor activities, gardening, and potential future expansions or additions.

Overall, this 4-bedroom detached house offers a perfect blend of modern living, comfort, and convenience in a highly desirable location. Situated in a quiet cul-de-sac, the property enjoys a peaceful ambiance while still being within close proximity to a plethora of local amenities. Nearby Wylde Green further expands the range of shops, restaurants, and leisure facilities available to residents, ensuring all needs are catered to. Families will appreciate the property's location within a great school catchment area, providing access to quality education for children.

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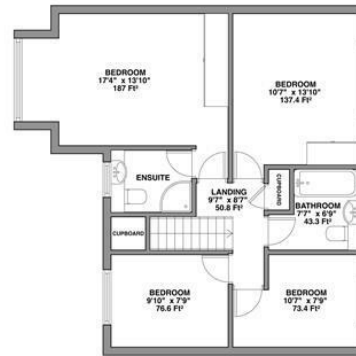
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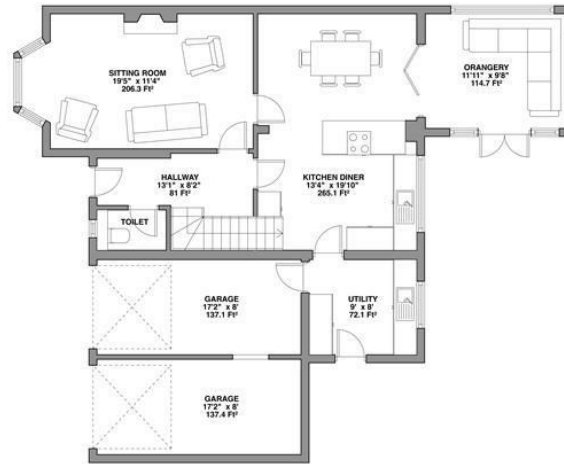
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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 1651.5 FF<sup>2</sup>

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

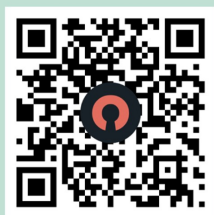
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## Enquiries

1 Smallwood 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(69-80) C		75
(55-68) D	65	
(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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