



40, STEPHENS ROAD  
SUTTON COLDFIELD - OFFERS OVER £350,000

**chosen**





## Why this home is Chosen...

Step into luxury with this newly launched stylish 3-bedroom semi-detached property nestled in the heart of Walmley, Sutton Coldfield. Boasting contemporary design and premium finishes, this home offers an inviting atmosphere for modern living. Situated in close proximity to some of the area's best schools, it's the ideal choice for families seeking convenience and quality education. Additionally, with the countryside right on your doorstep, residents can enjoy the tranquility of nature while still being within reach of urban amenities.

A quick tour

Highlights of this superb family home include:

- \* Stylishly designed throughout
- \* Beautiful open plan kitchen/diner
- \* Large lounge
- \* Three bedrooms
- \* Modern family bathroom
- \* Generous garden
- \* Seperate storage
- \* Did we mention the nearby sought after schools?



40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**

## Oozing with luxury

Nestled in a sought-after area of Walmley, this charming three-bedroom semi-detached family home exudes both elegance and practicality.

Upon arrival, a blocked paving driveway easily accommodates two cars, setting the tone for convenience. Stepping through the stylish hallway, the ambiance transitions seamlessly to reveal a spacious lounge exquisitely styled, evoking the finesse of an interior designer's touch. Returning to the hallway, you are greeted by a magnificent extended open-plan kitchen and dining area, flooded with natural light pouring in through double doors leading to the garden, complemented by Velux windows above. The kitchen boasts all essential built-in appliances, catering to modern needs, while the generous space invites intimate family meals or larger social gatherings.

Ascending the stairs, the master bedroom exudes the same chic aesthetic as downstairs, offering a haven of tranquility. Two additional bedrooms, one currently serving as a luxurious dressing room and the other as a practical home office, provide versatile living options.

Outside, the landscaped garden beckons with ample room for alfresco dining and leisure activities, including a designated area perfect for basking in the sunshine or enjoying a barbecue, while the remaining space allows for impromptu games of football. Completing the ensemble, a garage/storage room situated to the side of the property offers practical storage solutions.

This residence epitomises the perfect blend of style, functionality, and outdoor enjoyment, making it an ideal family sanctuary.



40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





40, STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





40 STEPHENS ROAD  
SUTTON COLDFIELD

**chosen**





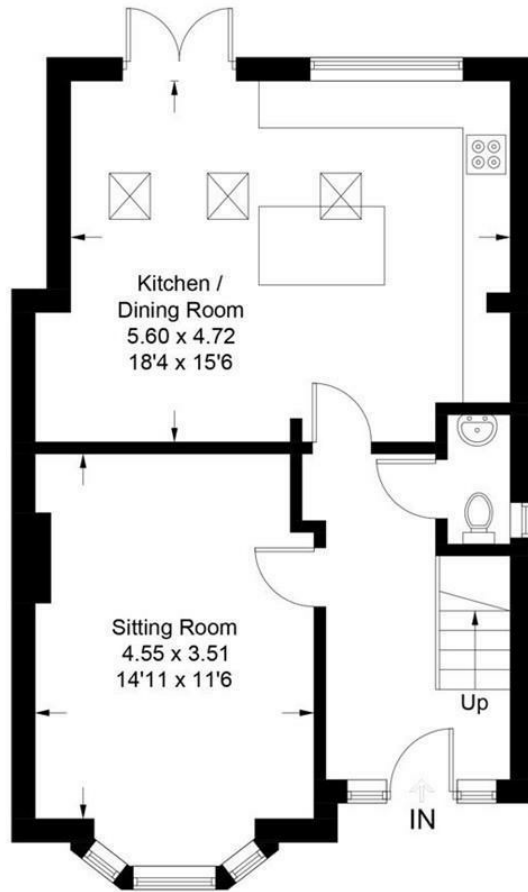
40 STEPHENS ROAD  
SUTTON COLDFIELD

chosen

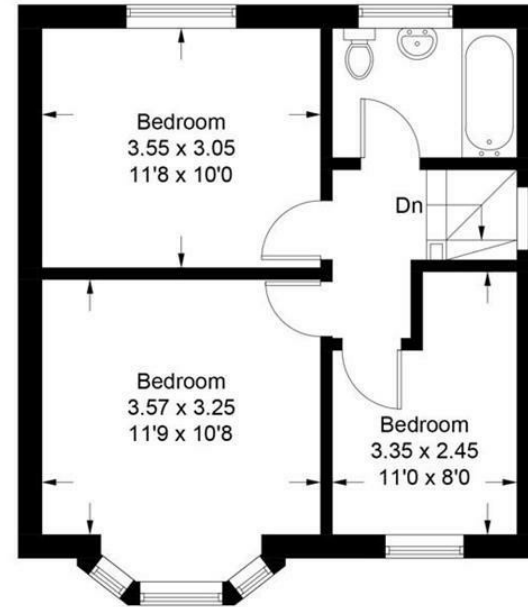


# 40 Stephens Road, B76 2TR

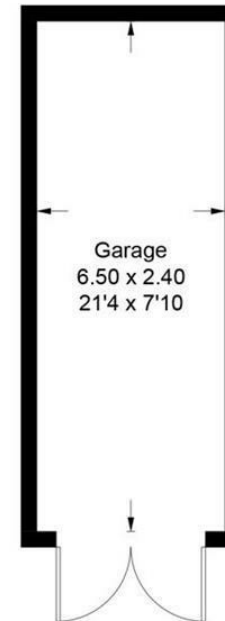
Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft  
Garage = 15.6 sq m / 168 sq ft  
Total = 111.4 sq m / 1199 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068396)

40 STEPHENS ROAD  
SUTTON COLDFIELD

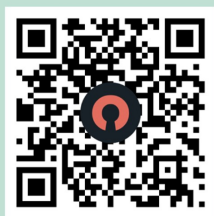
**chosen**



## Enquiries

40 Stephens 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.



0121 222 1180  
team@chosenhome.com  
[chosenhome.com](https://www.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			
(81-91) B			82
(69-80) C	65		
(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**