



9, NEWMARSH ROAD

MINWORTH, SUTTON COLDFIELD - GUIDE PRICE £400,000

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Why this home is Chosen...

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This very attractive 3 bedroom Detached home is situated in the popular area of Minworth, Sutton Coldfield. It has been extended by the current owners to provide a practical family home, and has lapsed planning permission to extend again, to create further living space. With just a short drive to Sutton Coldfield, it is well placed for commuting and is in the catchment of some good and outstanding schools.

Quick Tour

Highlights of this lovely home include:

- * Attractive and extended modern property
- * 3 Bedrooms
- * Modern family bathroom
- * Open plan kitchen/diner
- * Private, thoughtfully landscaped rear garden
- * Downstairs shower room
- * Did we mention the fantastic Kitchen/diner?



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Modern Living

Located in Minworth, Sutton Coldfield, this extended 3-bedroom detached home offers a perfect blend of modern design and practical living spaces. As you step into the entrance porch, you are greeted by a light-filled living room featuring a bay window to the front, creating a welcoming and airy atmosphere. This room has a feature brick fireplace with electric wood burner style fire and decorative beams. The open-plan kitchen boasts sleek gloss units and contrasting worktops. Off the kitchen is a cosy sofa area, with further built in storage and the dining area doubles as a utility space and a convenient shower room leads off this room. Two sets of French doors open up to the lovely rear garden, seamlessly blending the indoor and outdoor spaces.

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Moving to the first floor, you will find three well-appointed bedrooms, including two double rooms and a single room, offering comfortable accommodation for the whole family. The modern fitted bathroom features a stylish suite, a complimentary tiled floor, and walls, adding a touch of luxury to everyday living.

Outside, the property features an attractive front driveway with ample parking space, ensuring convenience for residents and guests alike. The rear garden is a private oasis, laid to lawn with a side garden featuring flower beds and a patio area, perfect for outdoor entertaining and relaxation. Additionally, a single garage provides secure parking and storage space, with lapsed planning permission to extend above if needed, offering potential for future expansion.

In conclusion, this extended 3-bed detached home in Minworth, Sutton Coldfield, offers a perfect combination of contemporary style, functional living spaces, and outdoor tranquility. With its well-designed interior, charming garden spaces, and potential for future expansion, this property is a delightful place to call home in a sought-after location.



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9 Newmarsh Road, B76 1XP

Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 113.7 sq m / 1224 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (I1072282)

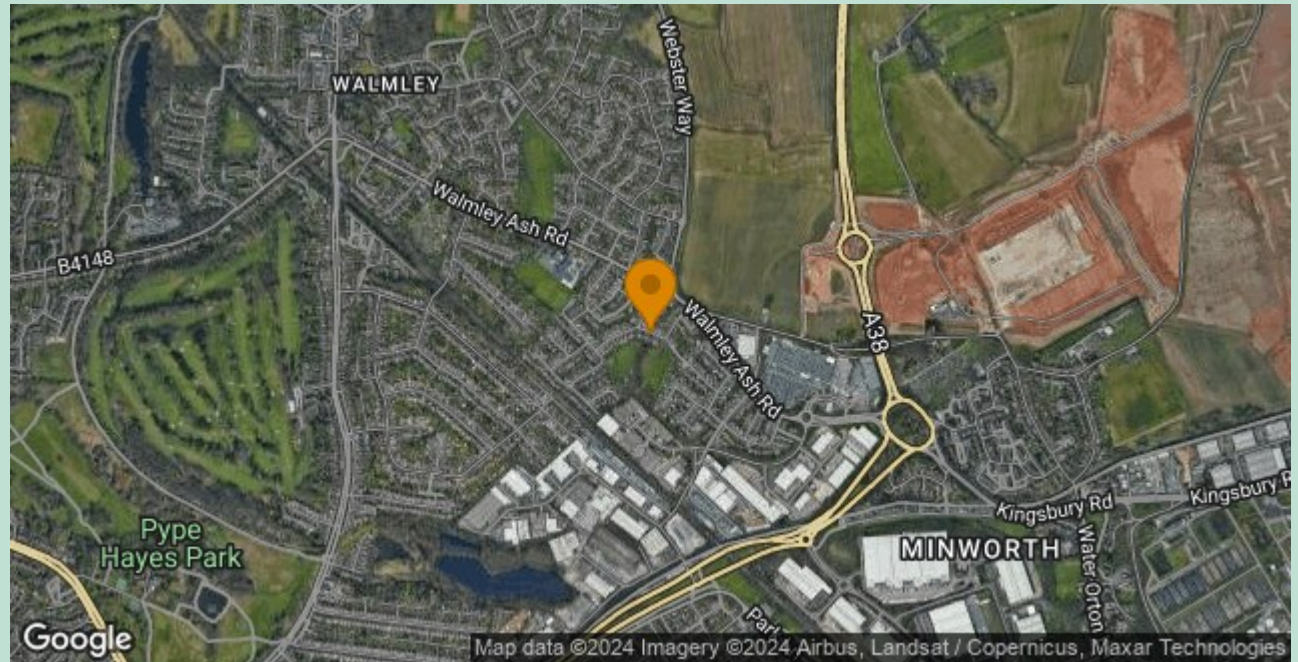
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Enquiries

9 Newmarsh Road is exclusively marketed by Chosen Home Ltd.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(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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