



15, WESTERN ROAD
SUTTON COLDFIELD - GUIDE PRICE £410,000

chosen



Why this home is Chosen...

Welcome to Western Road...

This immaculate 3-bedroom terraced home, located within walking distance from Boldmere High Street, is a true gem offering both comfort and style. The location is also ideal for families and professional's as it is in walking distance to Wylde Green train station and is in excellent school catchment.

Why is this home Chosen...?

Highlight of this traditional home include:

- 3 bedrooms
- Large basement
- Extensive and sunny rear garden
- Stylish and immaculate interiors with character features
- Walking distance to local shops, bars, restaurant and train station
- Sought after location in Boldmere
- Stunning shaker style kitchen
- No upward chain



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Oozing with luxury

The property boasts two reception rooms, including a cozy lounge complete with log-burning fire and an elegant dining room with traditional fire surround. Further accommodation comprises of a large versatile basement, perfect for a cinema room. The modern galley kitchen offers stunning pale grey, shaker style units with gold accessories and leads to a convenient and stylish family bathroom on the ground floor complete with rolled-top bath.

On the first floor, you will find a spacious master bedroom to the front with original fireplace feature and complete with a handy toilet and sink. The second bedroom, also with character features, offers a storage cupboard/ wardrobe and benefits from charming views over the rear garden. The second floor is home to a delightful double bedroom with ample storage in the eaves and a stunning view of the rear garden through a "skylight" window.

The beautifully zoned rear garden is a highlight of this property. It includes a stoned patio area, a lush lawn, and a sun terrace at the rear, providing the perfect space for outdoor relaxation and entertaining. This home perfectly balances modern living with charming details, making it an ideal choice for families and professionals alike.



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15 Western Road, B73 5SP

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft

Cellar = 15.5 sq m / 167 sq ft

Total = 118.7 sq m / 1278 sq ft




 = Reduced head height below 1.5m



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098646)

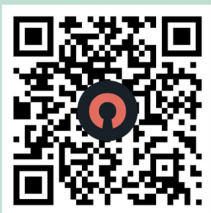
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Enquiries

15 Western 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		
(69-80) C		76
(55-68) D	54	
(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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