



4, SHOTTERY GROVE
SUTTON COLDFIELD - GUIDE PRICE £425,000

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Why this home is Chosen...

Welcome to this lovely 3-bedroom detached property situated on the sought-after Shottery Grove, within catchment for highly desirable schools. This charming home offers a perfect blend of contemporary living and future potential, with planning permission already in place to transform it into a spacious 4-bedroom family home.

Upon entering the property, you are greeted by a spacious hallway with stairs leading to the first floor. The hallway provides access to the heart of the home: the open-plan kitchen/ diner. The kitchen is a highlight, featuring an abundance of cupboard space, a bar area for seating, and ample room for a dining table. It is tastefully finished with cream units, black worktops, and dark wood-style laminate flooring. Double doors from the kitchen lead to the formal lounge to the front of the property, ideal for opening up when entertaining family and friends.

The first floor boasts three bedrooms and a family bathroom. The master bedroom is generously sized and benefits from a fitted wardrobe. The second bedroom, also a double, offers lovely views of the rear garden and includes a fitted wardrobe. The third bedroom is a fair-sized single, currently utilized as a home office.

The low-maintenance garden can be accessed through a side door or double patio doors from the dining area. It features a patio area for seating and is mainly laid to lawn, providing a serene outdoor space.

Excitingly, the property has planning permission to expand, creating a 4-bedroom home. The proposed plans include transforming the master bedroom into a luxurious suite with a dressing room and en-suite bathroom, as well as adding an additional reception room and a utility room on the ground floor.

This property on Shottery Grove is not just a home, but an opportunity to create the family residence of your dreams. Don't miss out on this unique chance to secure a home with both charm and future potential.



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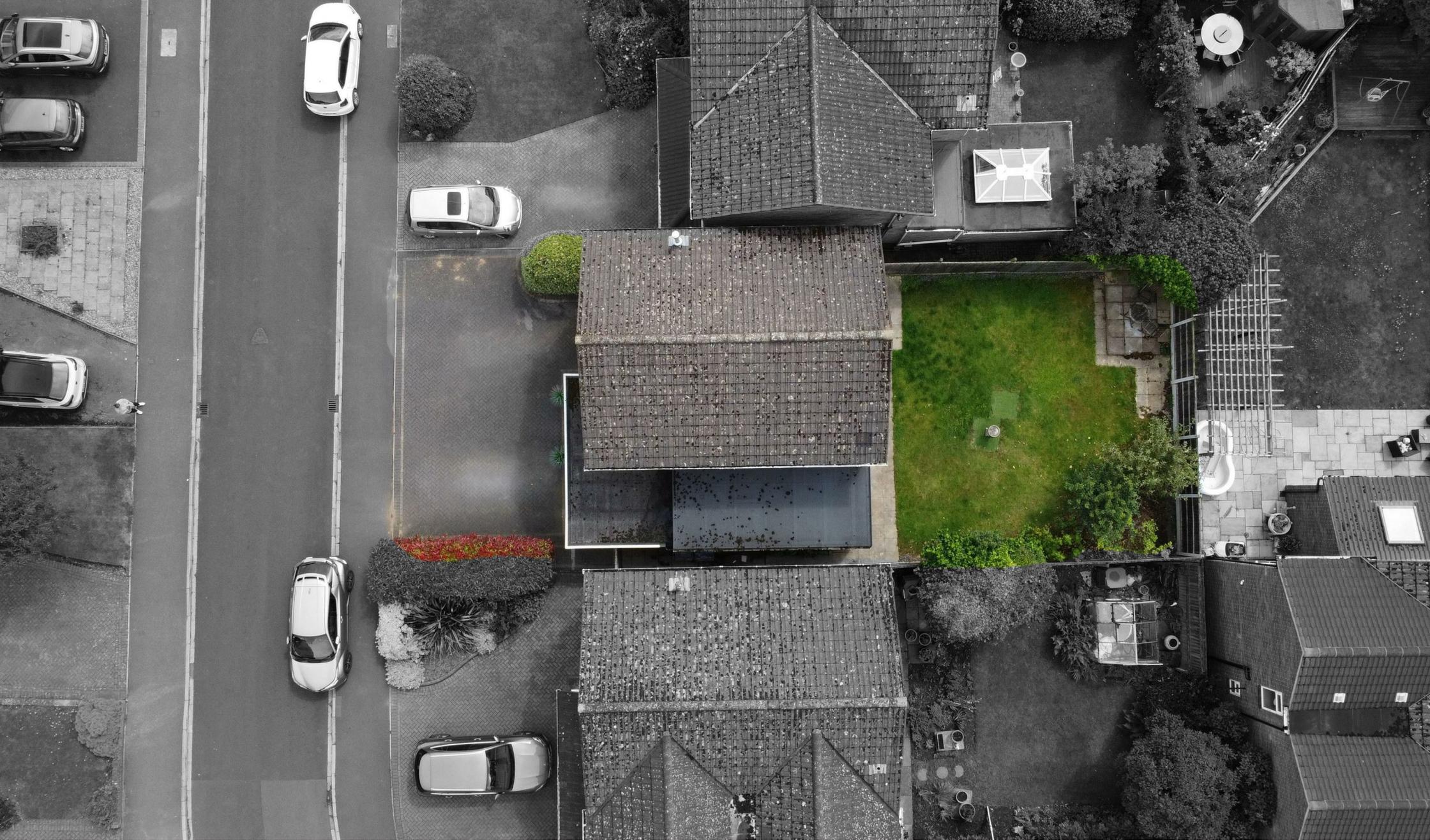


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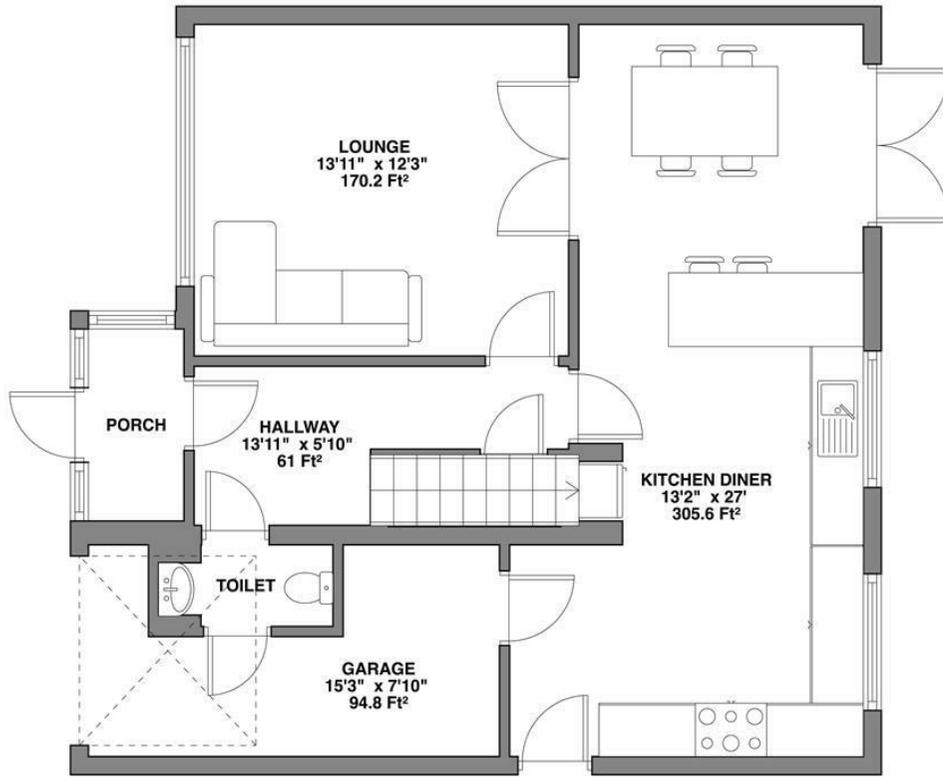
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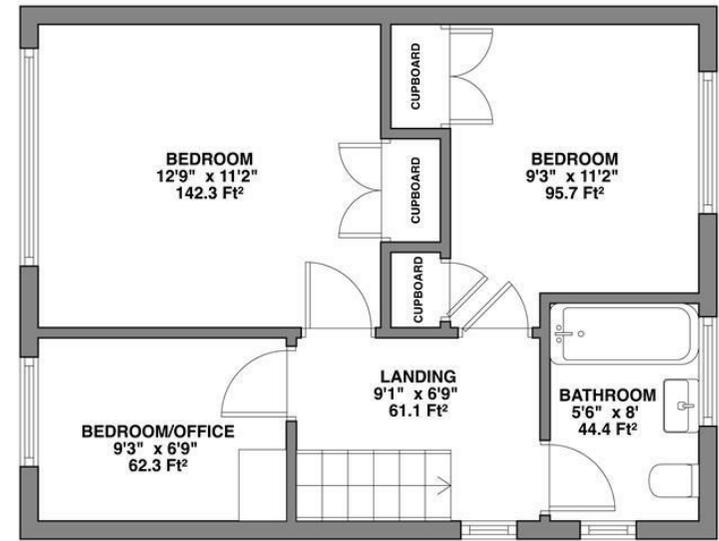


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GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 1101.3 Ft²

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

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Enquiries

4 Shottery Grove 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		
(69-80) C		
(55-68) D	63	77
(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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