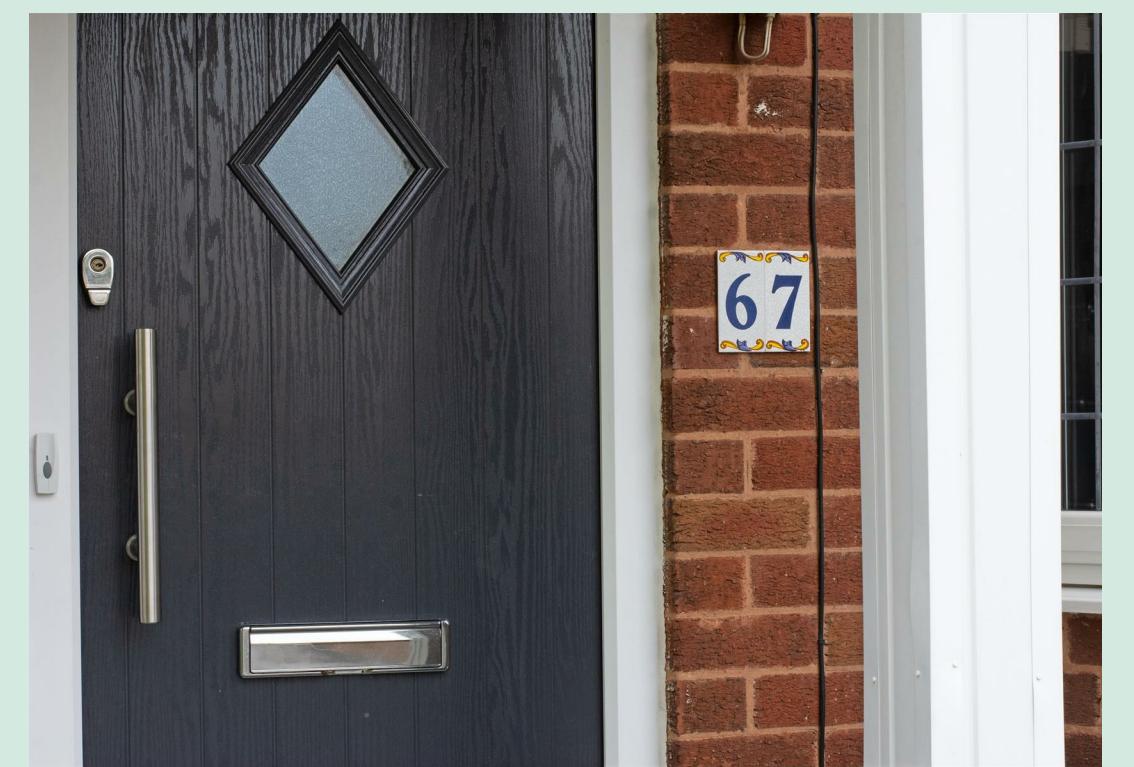




67, BRITWELL ROAD
SUTTON COLDFIELD - OFFERS IN EXCESS OF £400,000

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Why this home is Chosen...

Nestled in the heart of Boldmere, this charming three-bedroom semi-detached property offers an ideal blend of location and comfort. Just a stone's throw away from the vibrant Boldmere High Street, residents can indulge in the array of shops, cafes, and amenities, while the convenience of Wylde Green train station ensures effortless commutes to bustling Birmingham or historic Lichfield. Situated in close proximity to Sutton Coldfield town centre, residents can easily access further entertainment and leisure options. Boasting a warm and welcoming ambiance, this home is perfect for families, with outstanding schools within easy reach, promising a nurturing environment for children to thrive. Whether it's the convenient location, the cozy interiors, or the promise of a vibrant community, this property presents an enticing opportunity for a family seeking their dream home.

Quick Tour

Highlights of this lovely home include:

- * Rear extension
- * Wonderful open plan kitchen/diner
- * Three bedrooms
- * Family bathroom
- * Reception room
- * Large rear garden
- * Garage accessed via secure private road
- * Great school catchment area
- * Close to Wylde Green train station
- * Did we mention its in close proximity to Sutton Park?

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Welcome to this delightful three-bedroom semi-detached property, boasting a recently landscaped front driveway capable of accommodating multiple cars, ensuring convenience and ample parking space.

As you step into the welcoming hallway, you're greeted by a spacious kitchen and dining area, skillfully added to the property in 2018 through a single-storey extension. This modern culinary haven provides the perfect ambiance for cooking and entertaining, with expansive views of the lush garden and enough room to include a cozy sofa area. Continuing through the hallway, discover a further reception room currently serving as a formal lounge, offering views to the front of the property.

Upstairs, three bedrooms await, including two generously sized doubles and a smaller third bedroom currently utilized as a home office, catering to various lifestyle needs. There is also a good size family bathroom on this floor.

The garden, accessed through double doors from the kitchen, offers a tranquil retreat meticulously maintained by the vendors, with a convenient utility area just beyond the doors, equipped with power for your washing machine. At the garden's end sits a garage, accessed via a private road, adding a touch of exclusivity to the property.

Additionally, the house features storage heaters throughout, operating on 'economy 7' for affordable heating throughout the year, with the option for the new owner to consider installing central heating. Hot water is provided via the immersion heater, ensuring comfort and convenience for residents.

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67 Britwell Road, B73 5SW

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

External Cupboard = 1.4 sq m / 15 sq ft

Garage = 11.0 sq m / 118 sq ft

Total = 121.5 sq m / 1307 sq ft

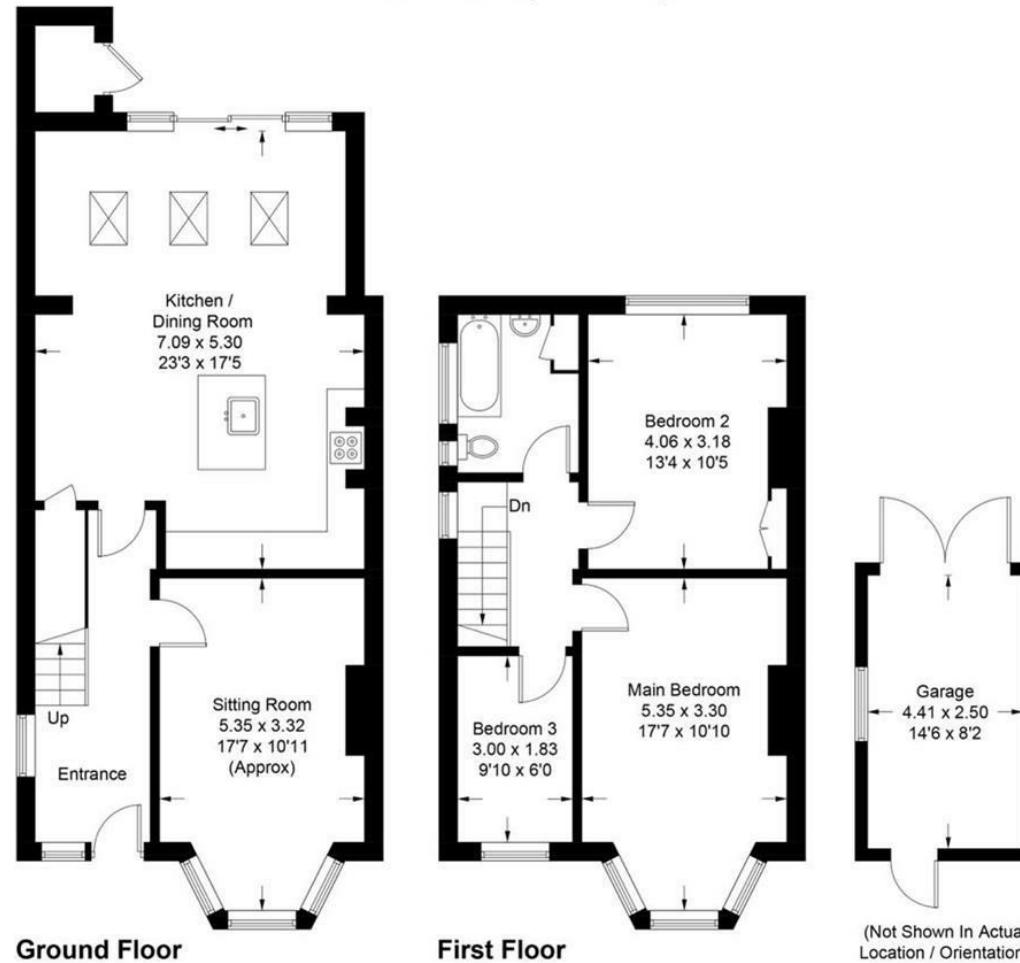


Illustration for identification purposes only, measurements are approximate,
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Enquiries

67 Britwell 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
(92 plus) A	Very energy efficient - lower running costs
(81-91) B	
(69-80) C	
(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



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