



44, MELROSE AVENUE  
SUTTON COLDFIELD - OFFERS OVER £600,000

**chosen**





## Why this home is Chosen...

Welcome to this stunning 3 bedroom detached property on the highly sought-after Melrose Avenue, just a short stroll away from the expansive 2400 acres of Sutton Park. This home boasts exquisite decor and generous living spaces, making it perfect for family life and entertaining.

Upon entering, you are greeted by a beautifully decorated hallway, featuring elegant stairs leading to the first floor. The hallway provides access to the formal dining room, lounge, and kitchen. The spacious and bright formal dining room benefits from a bay window, allowing a plethora of natural light to flood the space.

The stunningly decorated lounge offers ample space for large sofas and opens onto the expansive conservatory, creating a seamless flow of space.

The kitchen is a chef's delight, offering plenty of storage with light cupboards and sleek black worktops. A central island adds to the functionality and charm of the space. The kitchen leads to the rear conservatory, a large sunny area that opens onto the garden. This versatile space can accommodate both dining and lounge areas, making it ideal for entertaining family and friends on a sunny afternoon.

Situated at the front of the property, the master bedroom features a bay window and large wardrobes, providing plenty of storage.

With views over the garden, bedroom two benefits from an en-suite bathroom, adding a touch of luxury. Also overlooking the garden, bedroom three offers a beautifully designed walk-in wardrobe. The first floor is completed by a large family bathroom, featuring a separate bath and shower, perfect for family living.

Stepping outside, you will find a beautifully landscaped garden, which is the cherry on top of this stunning home. The huge garden offers various zones for relaxing, dining, and enjoying the sun, making it an ideal space for outdoor living and entertaining.

This immaculate property on Melrose Avenue is truly a gem, combining elegant interiors with superb outdoor spaces. Don't miss the opportunity to make this beautiful house your home.



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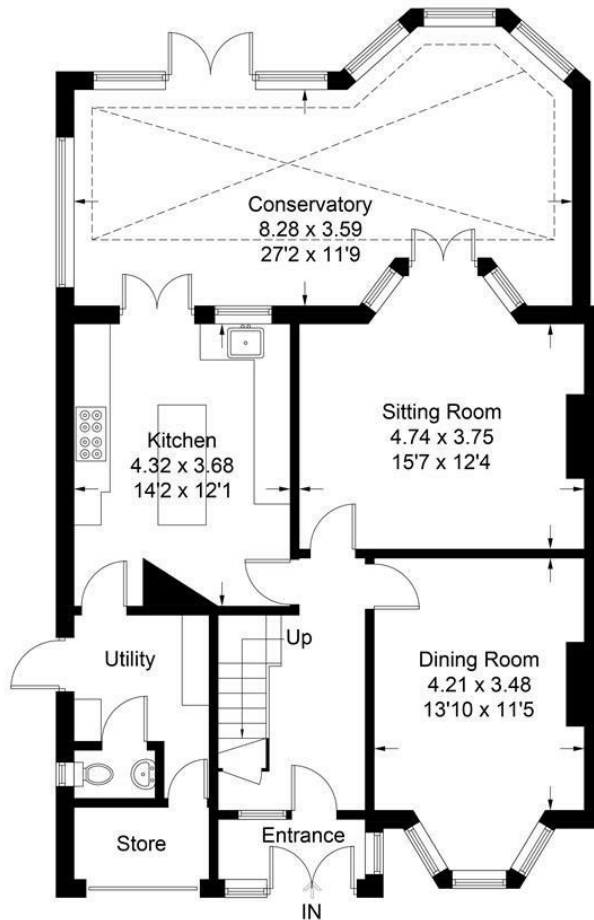
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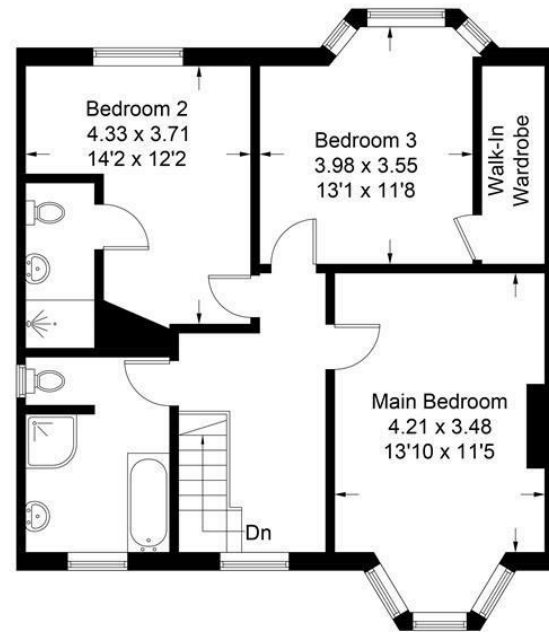


# 44 Melrose Avenue, B73 6NS

Approximate Gross Internal Area = 184.7 sq m / 1988 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105460)

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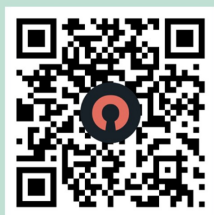
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## Enquiries

44 Melrose Avenue 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

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		81
(69-80) C		
(55-68) D	56	
(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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