



173, WHITEHOUSE COMMON ROAD

SUTTON COLDFIELD, - ASKING PRICE £625,000

chosen

Why this home is Chosen...

This immaculately presented 4-bedroom detached house on Whitehouse Common Road offers an exceptional living space for young families. Having three good size bedrooms and a fourth, perfect for a home office. There are three reception rooms, kitchen, stunning rear garden and tandem garage,

A quick tour

Highlights of this family home with heaps of potential include:

- * Recently renovated kitchen and bathroom
- * Scope for extension
- * New flooring throughout
- * Set back on a service road
- * Great motorway links
- * Four bedrooms
- * Excellent School catchment
- * Stunning rear garden
- * Did we mention there was no upward chain?



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Family Living

A paved driveway with lawned fore garden and neat hedgerows guide you to the front door, garage and side access.

Upon entering, you're greeted by a welcoming hallway.

Stepping into the property, the entrance hall has stairs rising to the first floor with useful under stairs cupboard and doors leading to the three reception rooms and kitchen. The dining room to the front offers a bay window and two further windows to the side ensuring plenty of light.

To the rear is the spacious and inviting living room, ideal for family gatherings and entertainment. It boasts large patio doors opening onto the stunning garden while back at the front, a third reception room is ideal for use as a home office or playroom. A well-equipped kitchen also enjoys views over the rear garden with a door leading to the covered side access. For added convenience, a downstairs WC enhances the functionality of the home.

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Modern Living

Ascending the stairs, you'll find the bedrooms, each offering ample space for privacy. A family bathroom upstairs caters to the needs of a bustling household.

This traditional property is set back on a service road and has a perfect combination of space, convenience and great potential to extend. Perfect for a new family to embark on their own journey of cherished memories in this great location. . It offers tremendous potential to extend (stp) and is available with no upward chain.

The location benefits from excellent motorway links providing easy access to nearby towns and cities. Furthermore, a plethora of local amenities and fantastic school catchment, both Primary and Secondary. A great opportunity to make this a wonderful family home. It must be viewed to be fully appreciated.

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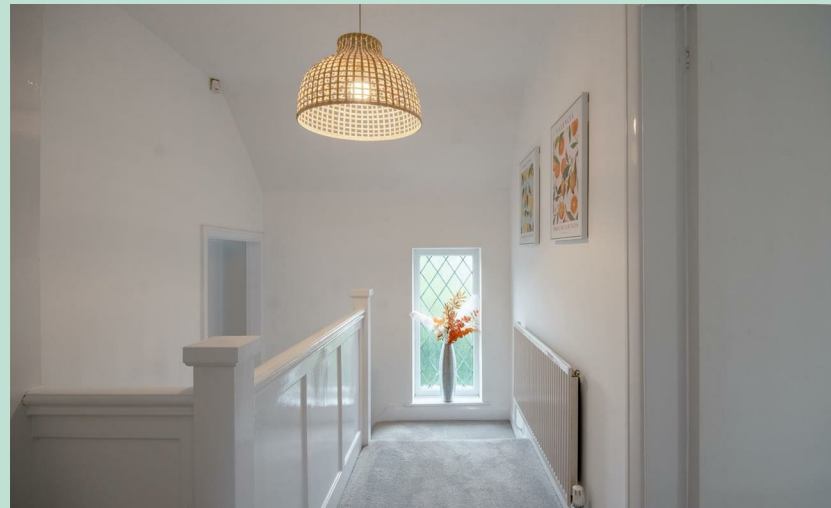
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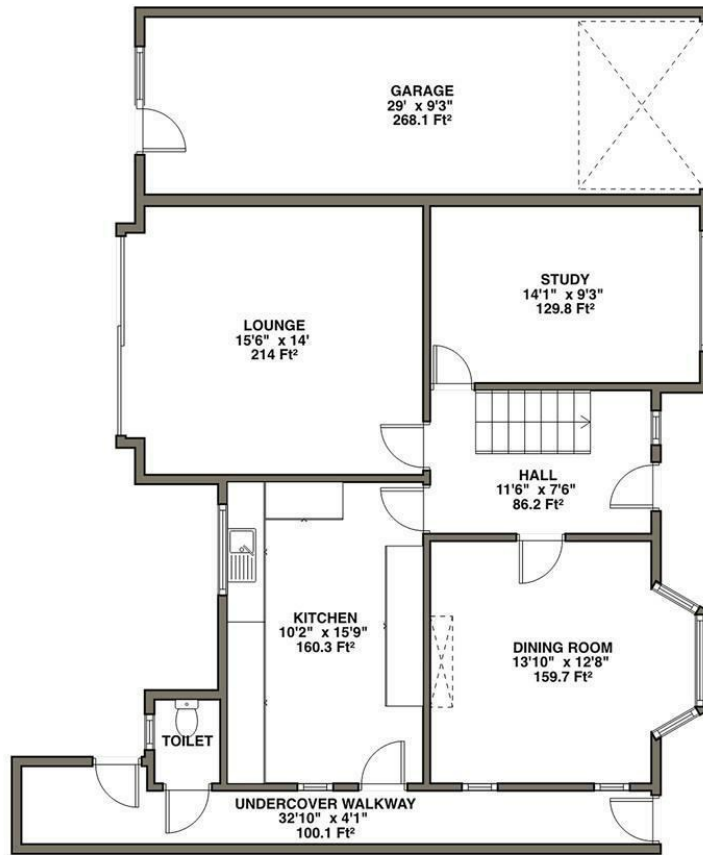
Great location

Completing this property's appeal is a tandem double garage, providing secure parking for vehicles or extra storage space, ensuring peace of mind for homeowners.

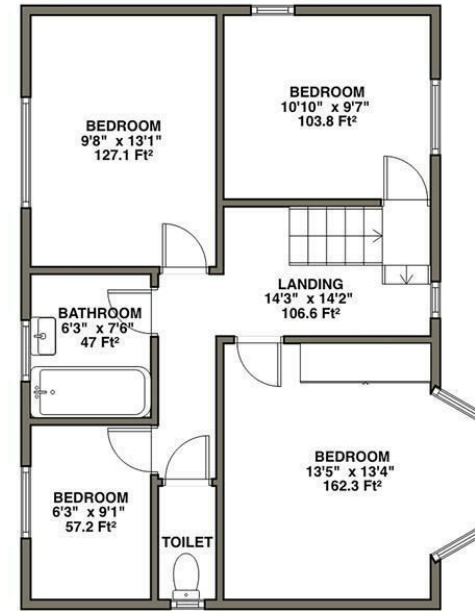
The crowning glory of this lovely home is the rear garden which is a real delight! Having a private and sunny aspect with an attractive patio leading to a large expanse of lawn with mature borders stocked plants, shrubs and bushes, this stunning garden is the ideal place to escape to and relax

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GROUND FLOOR



FIRST FLOOR

GROSS AREA
1977.5 Ft²

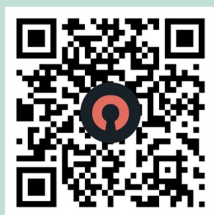
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Enquiries

173 Whitehouse Common 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		78
(69-80) C		
(55-68) D	58	
(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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