



27, CALDER DRIVE
SUTTON COLDFIELD - £520,000

chosen



Why this home is Chosen...

This immaculately presented 4-bedroom detached house on Calder Drive offers an exceptional living experience for young families.

A quick tour

Highlights of this excellent family home include:

- * Immaculately presented
- * Great location
- * Fantastic school catchment
- * En-suite bathroom in the master bedroom
- * Great access to Birmingham city centre
- * Plethora of public transport options
- * Close to amenities

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Family living...

Upon entering, you're greeted by a welcoming porch that leads into the hallway, setting the tone for the warm ambiance throughout. Leading off the hall, there is the lounge and kitchen and for added convenience, a downstairs WC enhances the functionality of the home.

A well-equipped kitchen area offers fully integrated appliances with plenty of preparation surface. A side door to outside allows front to back access of the property. The kitchen flows through into a dining and relaxation area with French doors leading out to a patio and a beautifully maintained garden, perfect for any gardening enthusiasts. The mature garden is perfect for outdoor dining and relaxation. The Lounge faces out onto the garden, benefiting from plantation shutters. It is spacious and inviting, ideal for family gatherings and entertainment.

Ascending the stairs, you'll find four bedrooms, each offering ample space for privacy. The master bedroom boasts an ensuite, adding a touch of convenience for the homeowners. Additionally, a family bathroom upstairs caters to the needs of a bustling household.

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Modern Living

Completing this property's appeal is a double garage, providing secure parking for vehicles or extra storage space, ensuring peace of mind for homeowners. The property also includes a partially boarded loft space, which offers further storage options.

This property is a rare find, offering a perfect combination of style, space, and convenience. Perfect for a new family to embark on their own journey of cherished memories in this great location.

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.

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27 Calder Drive, B76 1YJ

Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft
(Including Garage)

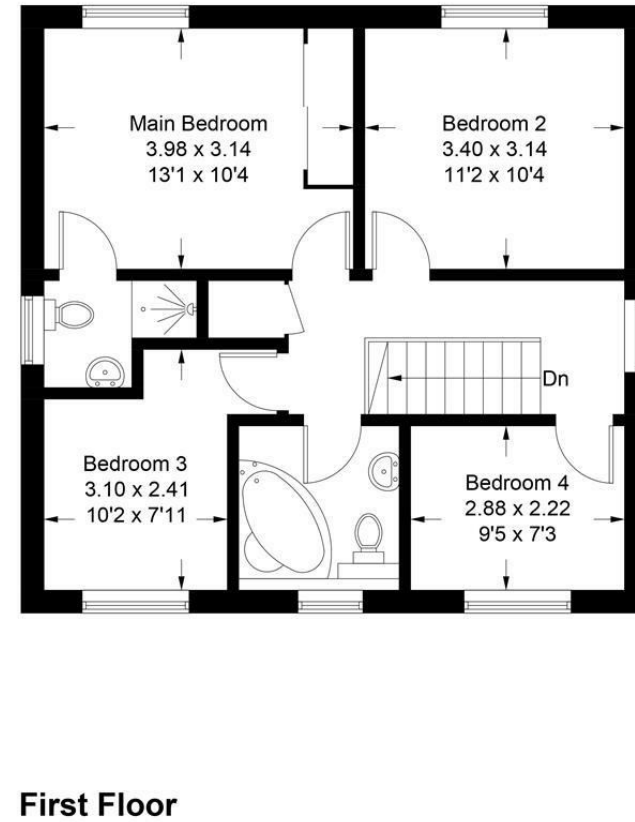
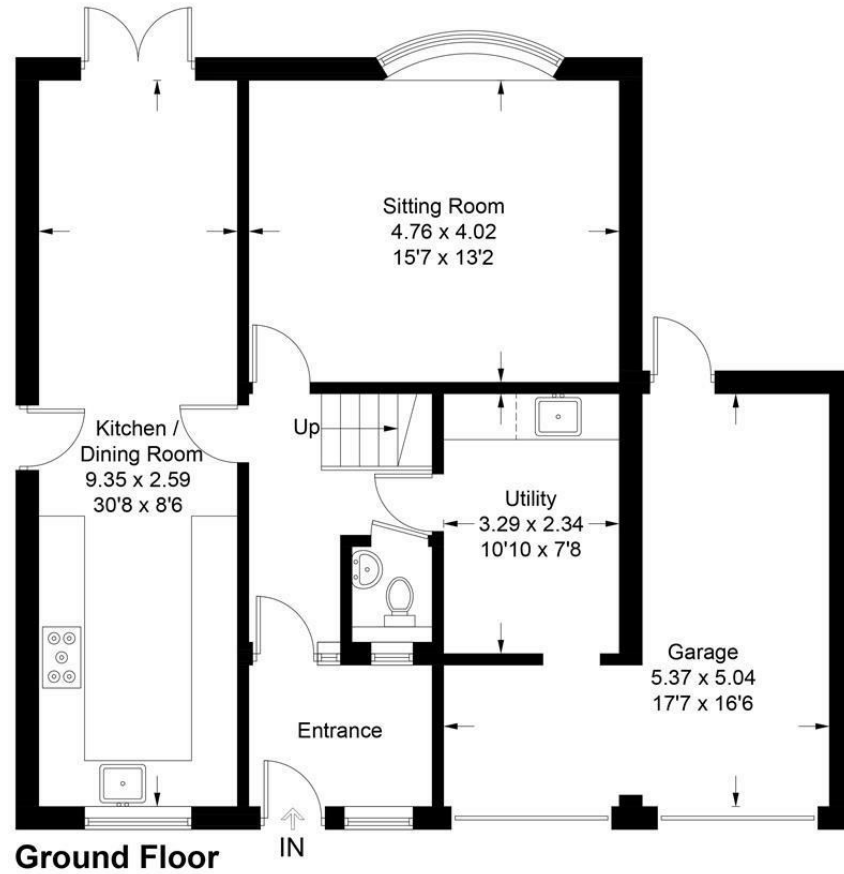


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096605)

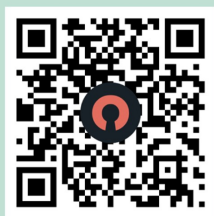
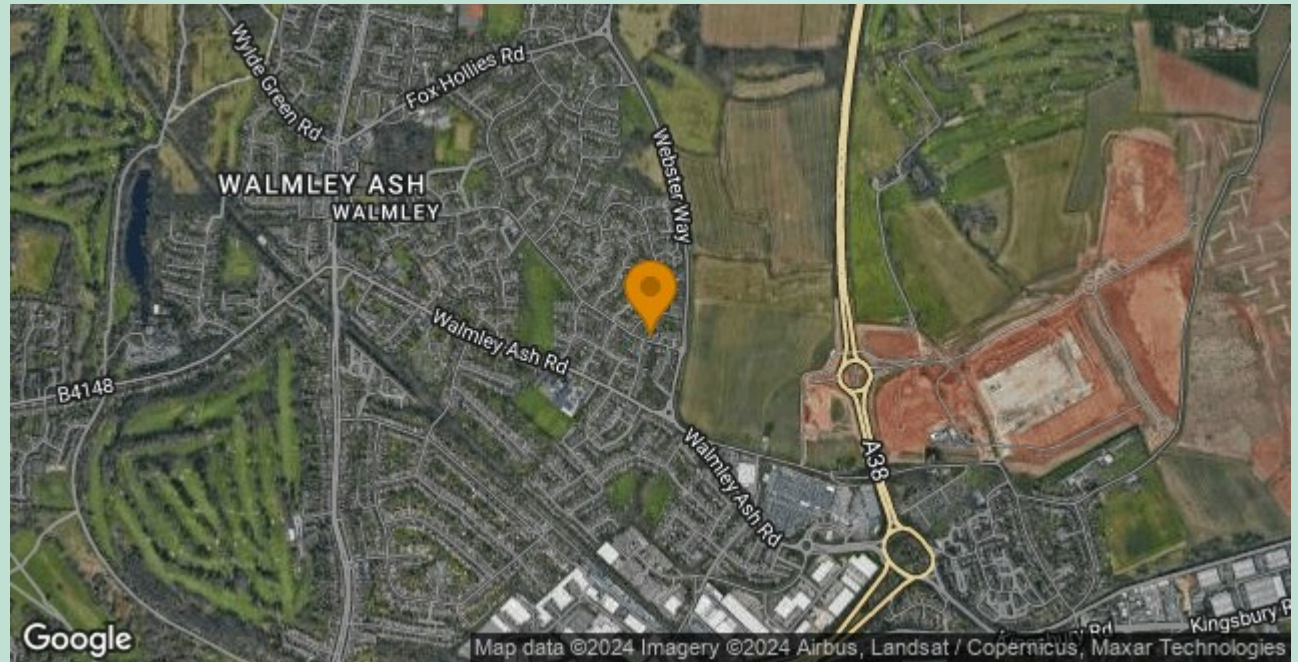
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Enquiries

27 Calder Drive 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			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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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