



1A, REDDICAP HILL  
SUTTON COLDFIELD - GUIDE PRICE £750,000

**chosen**

## Why this home is Chosen...

Welcome to this immaculate 5/6 bedroom home, secured by private electric gates and boasting stunning interiors. With an impressive EPC rating of B, this energy-efficient property is the epitome of modern luxury.

Upon entering, you are greeted by a large hallway that leads to the many spacious rooms on the ground floor. At the front, the stunning lounge features double glass doors and interiors reminiscent of a "White Company" brochure.

The heart of the home is the open-plan kitchen and family room. This expansive space is adorned with shaker grey cupboards, marble effect quartz worktops, and bi-fold doors that seamlessly connect the indoor living area to the beautifully landscaped garden. There's ample space for a large dining table, a cozy sofa, and stools at the bar, making it perfect for entertaining.

The ground floor also includes a guest WC, a practical study with fitted shelving and a utility room. The entire floor is finished with elegant parquet herringbone flooring and underfloor heating, adding to the home's luxurious feel.

The first floor offers four double bedrooms, two with en-suites, and a family bathroom complete with a separate bath and shower.

On the second floor, the master suite offers a Juliet balcony with captivating views over the garden and beyond. Sliding glass doors lead to a stylish en-suite bathroom and an exceptional dressing room, providing a private retreat for the homeowners. The dressing room could also be used as a 6<sup>th</sup> bedroom if desired.

Stepping outside this exquisite home, the garden has been thoughtfully designed with perfectly zoned areas for dining, play, and entertaining. To the rear of the garden, a garden room offers an ideal space for a home office or gym.

This once-in-a-lifetime home is set securely behind electric gates and conveniently located near local shops and amenities. It also falls within the catchment area for excellent schools, making it an ideal family home.

Don't miss the opportunity to make this stunning property your own.



1A, REDDICAP HILL  
SUTTON COLDFIELD

**chosen**



1A, REDDICAP HILL  
SUTTON COLDFIELD



1A, REDDICAP HILL  
SUTTON COLDFIELD



1A, REDDICAP HILL  
SUTTON COLDFIELD



1A, REDDICAP HILL  
SUTTON COLDFIELD



1A, REDDICAP HILL  
SUTTON COLDFIELD

**chosen**



1A, REDDICAP HILL  
SUTTON COLDFIELD

**chosen**





1A, REDDICAP HILL  
SUTTON COLDFIELD



1A, REDDICAP HILL  
SUTTON COLDFIELD

**chosen**



1A, REDDICAP HILL  
SUTTON COLDFIELD



1A, REDDICAP HILL  
SUTTON COLDFIELD



1A REDDICAP HILL  
SUTTON COLDFIELD



1A REDDICAP HILL  
SUTTON COLDFIELD

**chosen**

# 1A Reddicap Hill, B75 7BH

Approximate Gross Internal Area = 226.7 sq m / 2440 sq ft

Outbuilding = 20.9 sq m / 225 sq ft

Total Area = 247.6 sq m / 2665 sq ft

(Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112172)

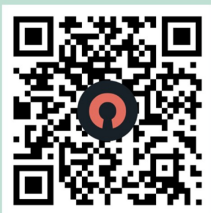
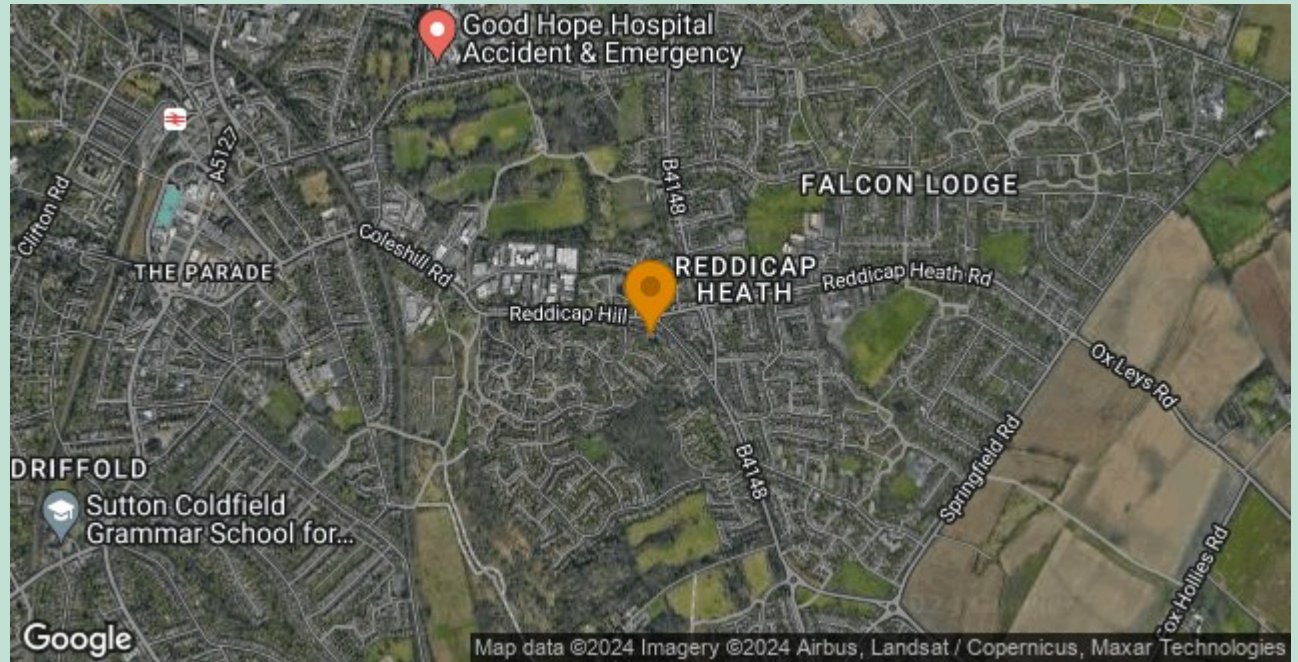
1A REDDICAP HILL  
SUTTON COLDFIELD

chosen

## Enquiries

1a Reddicap Hill 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 |                         | 91        |
| (81-91)                                     | B | 87                      |           |
| (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 |           |



chosen