



36, VINCENT ROAD
SUTTON COLDFIELD - £375,000

chosen



Why this home is Chosen...

Introducing a delightful 3-bedroom semi-detached property, boasting a neutral, fresh décor and new flooring courtesy of its current owners. Tucked away in a quite cul-de-sac just off Bedford Road; this charming family home offers an open plan lounge/dining space, kitchen, 3 bedrooms and a family bathroom.

A quick tour

Highlights of this family home include:

- * Stunning sized rear garden
- * Quiet cul-de-sac location
- * Three bedrooms
- * School catchment for desired Sutton schools
- * Walking distance to Good Hope and Sutton town centre
- * Recently fitted floors
- * Recently decorated throughout
- * Did we mention the excellent location?



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Step Inside...

On entering the property you are welcomed by a light and airy welcome hall with stairs rising to the first floor and doors which lead to the lounge/diner, kitchen and ground floor W.C.

The lounge diner has been recently decorated to offer a modern and light atmosphere with a plush grey carpet and sliding doors to the rear garden onto the patio.

The kitchen has plenty of storage and worksurface space, as gas hob, double oven and has been finished in a fresh white colour with grey worktops.

There is huge potential to craft an open-plan living area downstairs if desired, created an open space for busy, family life- subject to the correct planning permissions.



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Stepping Upstairs...

The first floor offers two spacious, double bedrooms and a cozy single bedroom currently used as a nursery. The family bathroom offers a separate bath and shower.



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Stepping Outside...

Stepping outside, the expansive rear garden is adorned with charming borders and a lush lawn, beckoning for outdoor enjoyment.

Whitehouse Common is a sought after location for couples and families alike; offering great commuting links and local shops and amenities a stone's throw away. Good hope hospital is a short walk as well as brilliant local schools.



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Enquiries

36 Vincent 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.



0121 222 1180
team@chosenhome.com
[chosenhome.com](https://www.chosenhome.com)

Chosen Home Limited
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	57		
(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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