



59, CHURCH ROAD

BOLDMERE, SUTTON COLDFIELD - OFFERS OVER £375,000

chosen



Why this home is Chosen...

Presenting a charming 3-bed semi-detached property in the sought-after Boldmere area of Sutton Coldfield. This inviting home features a desirable garden room, a spacious open plan kitchen diner, and a stylish modern family bathroom. With the added benefits of a good-sized driveway and its convenient location within walking distance of Boldmere High Street and Wyld Green train station, this property offers a perfect blend of comfort, convenience, and accessibility.

A quick tour

Highlights of this excellent family home include:

- * Popular location
- * Stylish interiors
- * Ground floor wc
- * Lovely primary bedroom with garden view
- * Generous driveway
- * Desirable garden room
- * Did we mention it's in walking distance to Boldmere high street?



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Introducing an exquisite 3-bed semi-detached property located in the desirable area of Boldmere, Sutton Coldfield. This stunning home offers a wealth of features, including a garden room that seamlessly blends indoor and outdoor living spaces, providing a tranquil retreat for relaxation and entertainment.

The property boasts an impressive open-plan kitchen diner, perfect for hosting gatherings and creating memorable family moments. The modern family bathroom exudes sophistication and comfort, providing a delightful sanctuary for relaxation.

With a spacious driveway, parking will never be an issue. Furthermore, the property's prime location offers the convenience of being within walking distance to Boldmere High Street and Wylde Green train station, granting easy access to local amenities and excellent transport links.

This property is truly a dream home in an idyllic location, combining style, functionality, and convenience.

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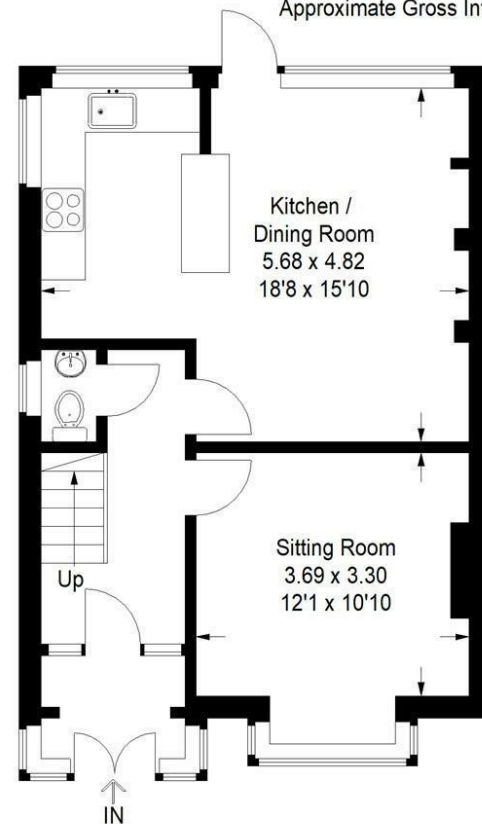


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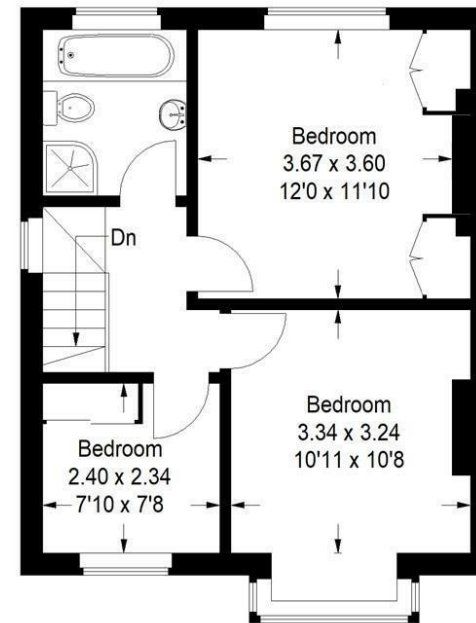
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Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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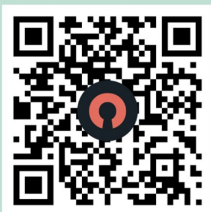
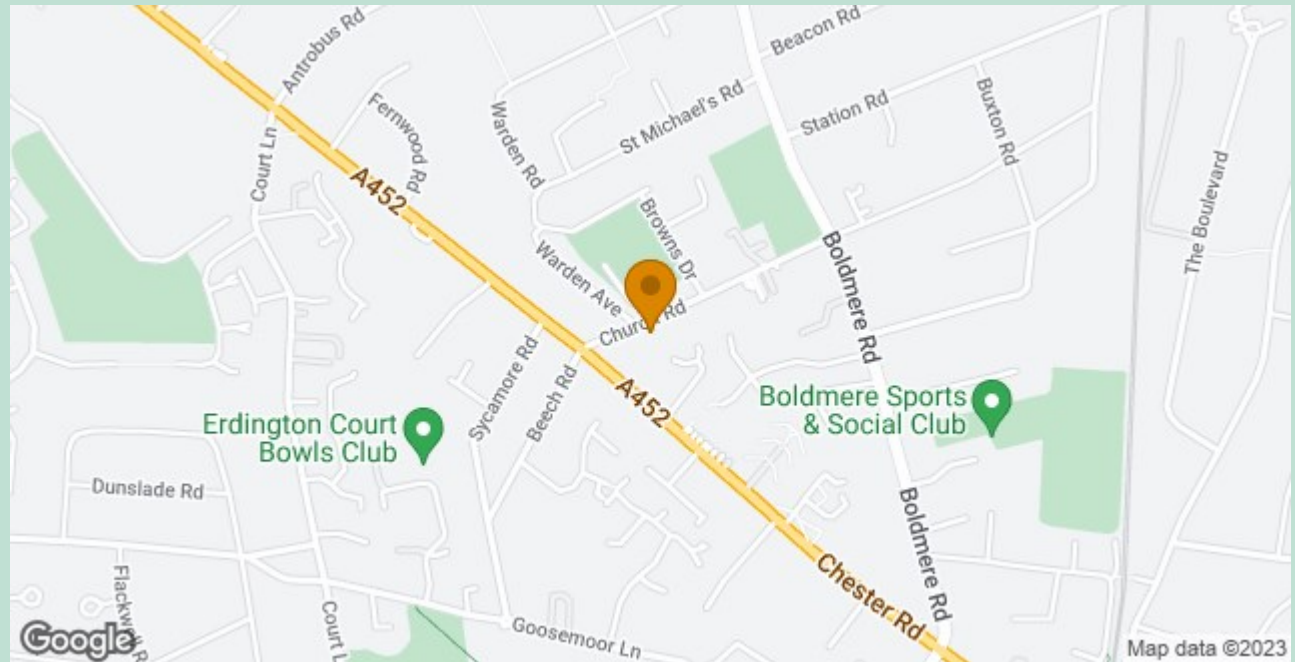
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Enquiries

59 Church 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		
(92 plus) A		88
(81-91) B		
(69-80) C		64
(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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