



12, CLARENDON ROAD

SUTTON COLDFIELD - OFFERS IN EXCESS OF £300,000

chosen



Why this home is Chosen...

This delightful three bedroom home is just a short walk from Mere Green centre and all of its amenities. Being presented to a high standard, this lovely home offers two reception rooms, extended modern kitchen, three bedrooms and a family bathroom

A quick tour

Highlights of this beautiful period property include:

- * Popular & convenient location
- * Large modern kitchen
- * Two reception rooms
- * Three double bedrooms
- * Family bathroom
- * Lovely rear garden
- * No upward chain
- * Did we mention the great location?

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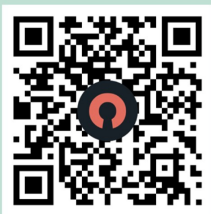
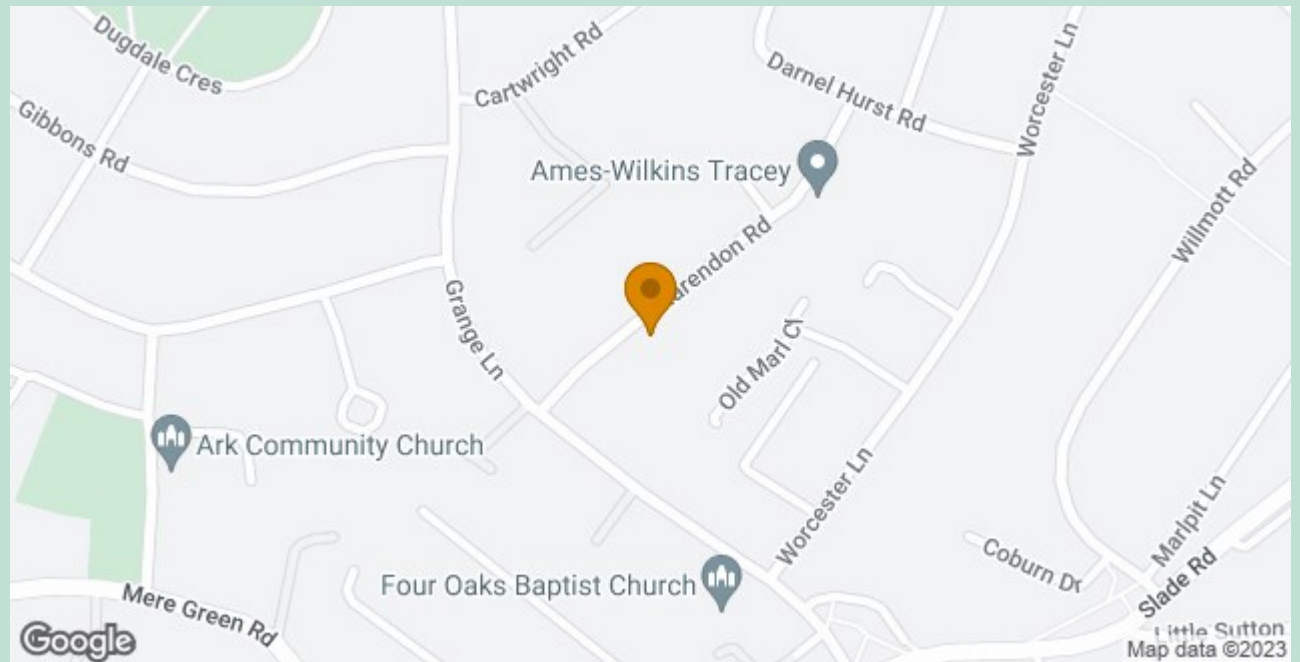
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Enquiries

12 Clarendon 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		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(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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