



# 6, LYDIA CROFT

SUTTON COLDFIELD - OFFERS IN THE REGION OF £395,000

**chosen**



## Why this home is Chosen...

**This very attractive and spacious three bedroomed detached bungalow with separate annex is situated on a very sought-after road in Four Oaks. Set back from the road with a block paved driveway with parking for two cars and shaped lawned-area with privacy hedging to front.**

**The property is chain free and has very good-sized rooms and benefits from UPVC double glazing.**

### **A quick tour**

**Highlights of this superb bungalow include:**

- \* Fantastic location**
- \* Close to Mere Green**
- \* Well presented**
- \* Beautiful rear garden**
- \* Well proportioned rooms**
- \* Scope for further development**
- \* Complete with seperate annex with self contained bathroom**
- \* Did we mention the sought after location?**

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### Oozing with potential

This very attractive and spacious three bedroomed detached bungalow is situated on a very sought-after road in Four Oaks. Set back from the road with a block paved driveway with parking for two cars and shaped lawned area with privacy hedging to front.

The property is well presented and has very good-sized rooms and benefits from UPVC double glazing. The welcoming hallway has a lovely light feel and leads on to the lounge which features a large bay window to the front aspect, and a feature brick fireplace with gas fire.

The master bedroom is a generous size and has fitted wardrobes and views over the lovely rear garden. The second bedroom is of good size and has views to the front. The family bathroom has a bath with shower over and features a sink and enough space for additional storage.

The kitchen also leads off the hallway and has a comprehensive range of fitted cabinets. There is a free standing oven and a freestanding washer which can be included in the sale. There is also a useful utility room off the kitchen. A glazed door leads to the private garden.

The generous rear garden is mainly laid to lawn with mature trees and shrubs and established flower beds. There is a terraced area perfect for alfresco dining. The gardens are a particular feature of this lovely home.

There is also a separate self contained annex with bathroom

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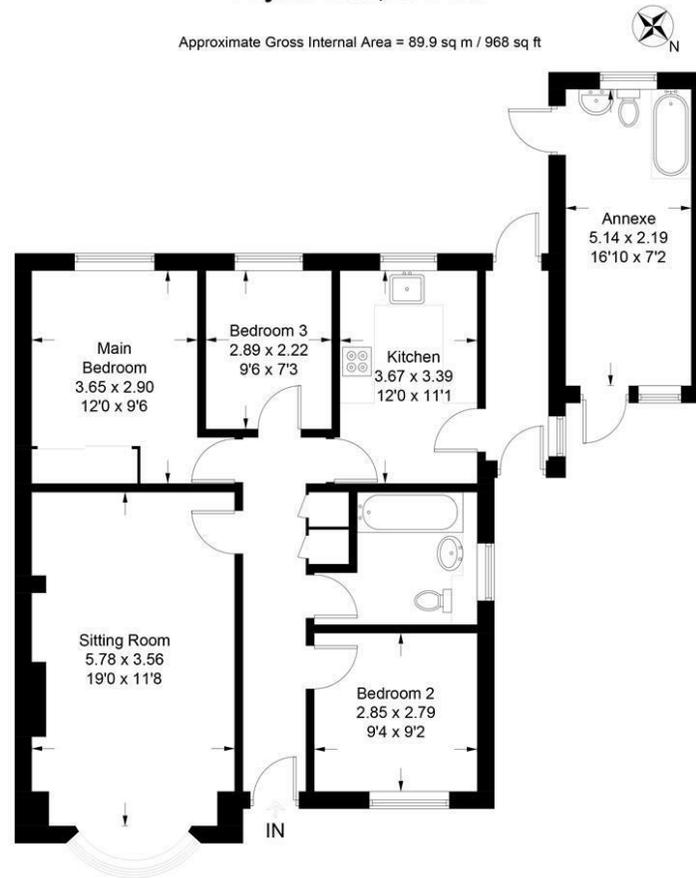


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## 6 Lydia Croft, B74 4XD

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID924709)

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## Enquiries

6 Lydia Croft 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		82
(69-80) C		
(55-68) D	66	
(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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