



30, JERRARD DRIVE

SUTTON COLDFIELD - OFFERS IN EXCESS OF £490,000

chosen



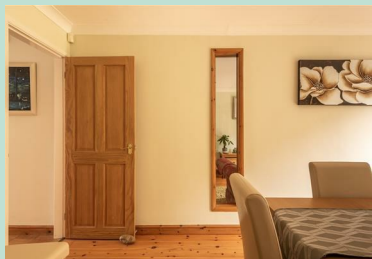
Why this home is Chosen...

A delightful five bedroom detached family home which is located in walking distance to Sutton Coldfield town centre. Being well presented throughout, this lovely family home is in catchment for sought after schools. Having an attractive living room, dining room with French doors opening out to the immaculate garden and a modern kitchen. This property must be viewed to be fully appreciated.

Approached via a driveway with attractive low maintenance fore garden, the entrance hall gives access to the, kitchen on the left, large lounge and separate dining room to the rear, both of which over look the immaculate garden, and downstairs ground floor bedroom with ensuite to the right.

To the first floor, the large sized main bedroom offers beautiful views to the garden. Bedroom two to the rear is well proportioned also offering views of the garden. Bedroom three has is currently used as a dressing room/home office and finally bedroom four is a good size and easily big enough to fit a double bed with room for storage. The family bathroom features a bath with separate shower unit along with a wash hand basin and mirrored storage.

Outside, the rear garden is absolutely immaculate and has been lovingly maintained to the highest standards. It features a paved seating area, perfect for having a morning coffee in the sun, a lawn in the middle and a large shed at the back hidden by greenery.



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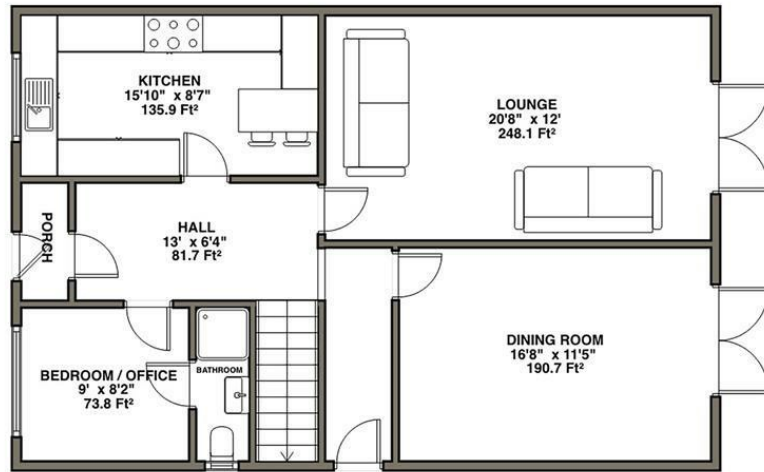
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
1837 Ft²
 (SIZES & DIMENSIONS ARE APPROXIMATE)

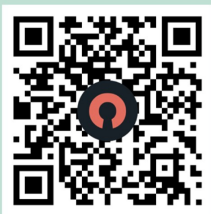
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Enquiries

30 Jerrard Drive 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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