

# Sheffield Road,

Sutton Coldfield, B73 5HA

Guide price £260,000

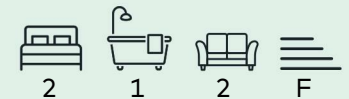
## Why this home is chosen...

This beautifully presented traditional two bedroom home is ideal for a first time buyer being located just a short walk from Chester Road train station as well as the local amenities. Off street parking, two double bedrooms, a luxurious first floor bathroom and a lovely kitchen breakfast room with French doors opening onto the garden make this a great place to call home.

## A quick tour

Highlights of this property include:

- Great Location
- Two reception rooms
- Two double bedrooms
- Lovely kitchen breakfast room
- Luxurious bathroom
- Off street parking
- Did we mention its within walking distance of the train station and local amenities?



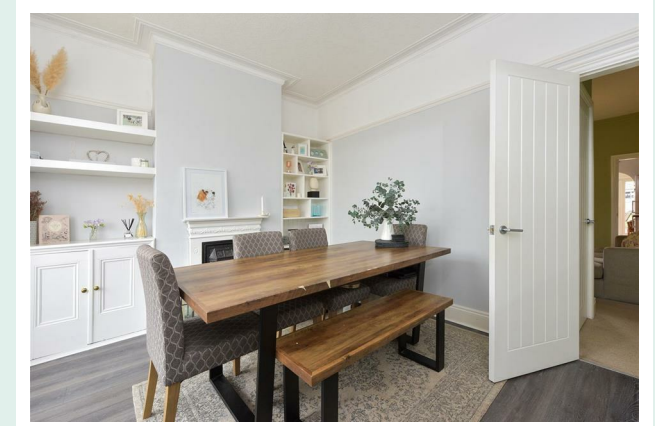
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Come on in...



Dining Room



Sitting Room



Breakfast Kitchen



Bathroom

**VIEWING**

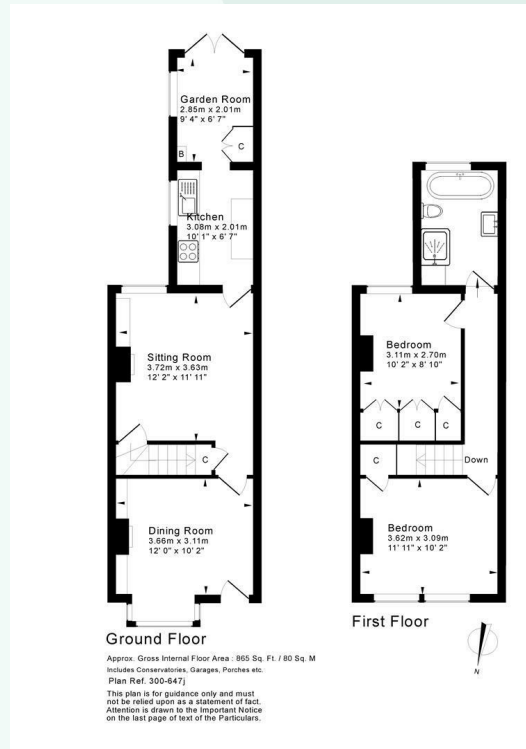
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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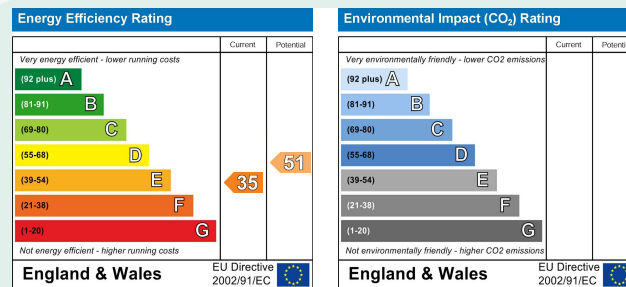
## FLOOR PLAN



## HYBRID MAP



## ENERGY EFFICIENCY



## DISCLAIMER

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. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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