

Walsall Road, Little Aston,

Sutton Coldfield, B74 3BA

£1,400,000

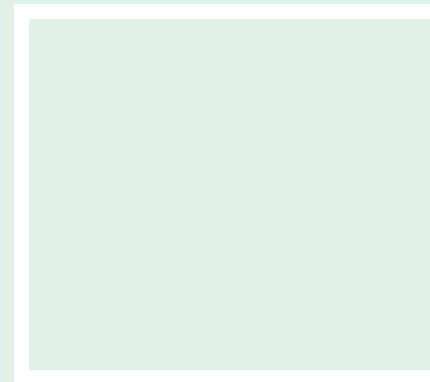
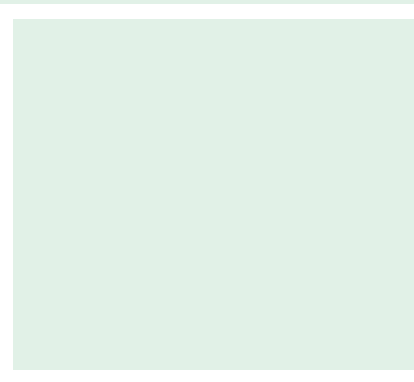
Why this home is chosen...

This wonderful property has been thoughtfully renovated and extended to now provide a most exceptional family home in the sought after area of Little Aston. Offering a traditionally styled exterior with an stunning modern interior, this five bedroom home must be viewed.

A quick tour

Highlights of this property include:

- Beautifully presented throughout
- Incredible open plan kitchen/diner/family room
- Delightful Living Room
- Home office/dining room
- Utility Room
- Four double bedrooms to the first floor (three with en-suites & two with dressing rooms)
- Stunning family bathroom
- Large guest suite to the second floor with en-suite and dressing area
- Beautifully landscaped gardens
- Did we mention that it's just been fully renovated?



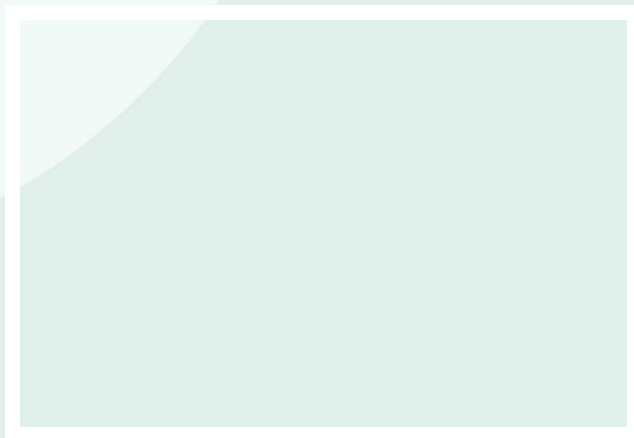
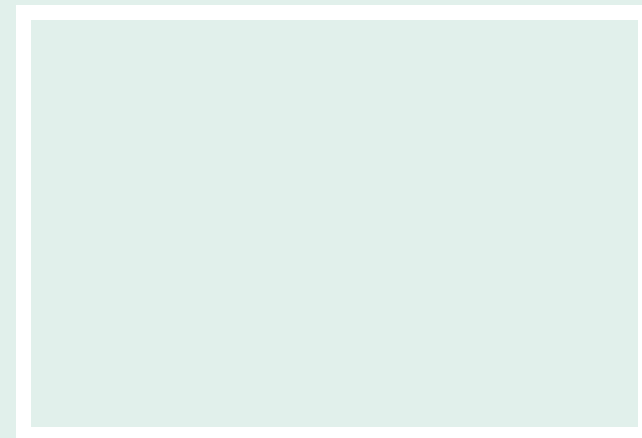
Welcome to wonderful homes.

0121 222 1180 | team@chosenhome.com | chosenhome.com

chosen

**Walsall Road,
Little Aston,
Sutton Coldfield, B74 3BA**
£1,400,000

Come on in...



VIEWING

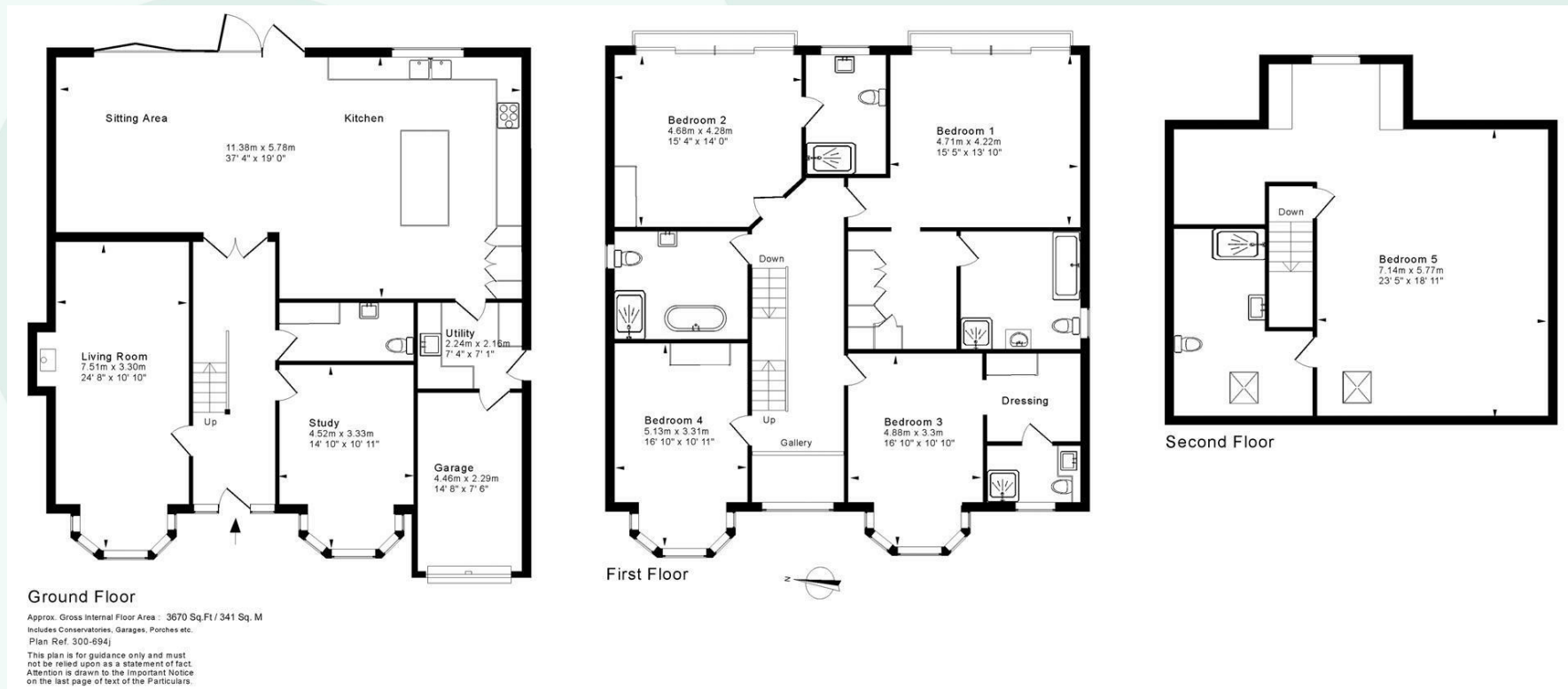
To view this property or for more information please contact the office on 0121 222 1180 or email on team@chosenhome.com

Welcome to wonderful homes.

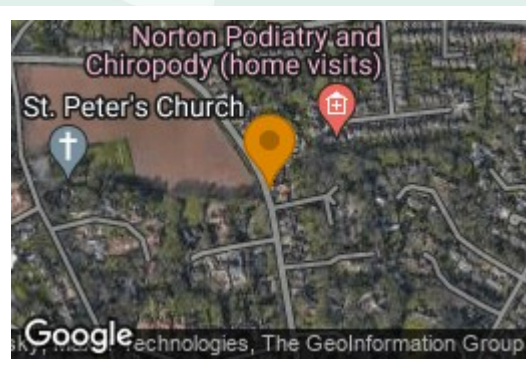
0121 222 1180 | team@chosenhome.com | [chosenhome.com](https://www.chosenhome.com)

chosen

FLOOR PLAN



HYBRID MAP



ENERGY EFFICIENCY

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

PURCHASER FEE

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price (subject to a minimum fee of £2,000 plus VAT) 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.

Welcome to wonderful homes.

0121 222 1180 | team@chosenhome.com | chosenhome.com

chosen