



7, SOMERVILLE ROAD
SUTTON COLDFIELD - OFFERS OVER £675,000

chosen

Why this home is Chosen...

Located at this well respected and sought after address, this delightful property includes four bedrooms, breakfast kitchen, delightful living room and separate dining room. With Sutton Park on the doorstep and excellent schools all nearby, there is plenty to love about this superb home!

A quick tour

Highlights of this superb family home include:

- * Four generous bedrooms
- * Garage
- * Two reception rooms
- * Family bathroom
- * Breakfast kitchen
- * Large garden
- * Separate one bedroom self contained annex with garden
- * Did we mention the sought after location?



7, SOMERVILLE ROAD
SUTTON COLDFIELD

chosen



7, SOMERVILLE ROAD
SUTTON COLDFIELD

chosen



7, SOMERVILLE ROAD
SUTTON COLDFIELD

chosen



7, SOMERVILLE ROAD
SUTTON COLDFIELD

chosen



7 SOMERVILLE ROAD
SUTTON COLDFIELD

chosen



7 SOMERVILLE ROAD
SUTTON COLDFIELD

chosen

7 Somerville Road, B73 6JD

Approximate Gross Internal Area = 203.1 sq m / 2186 sq ft

(Including Garage)

Annexe = 45 sq m / 484 sq ft

Total = 248.1 sq m / 2670 sq ft

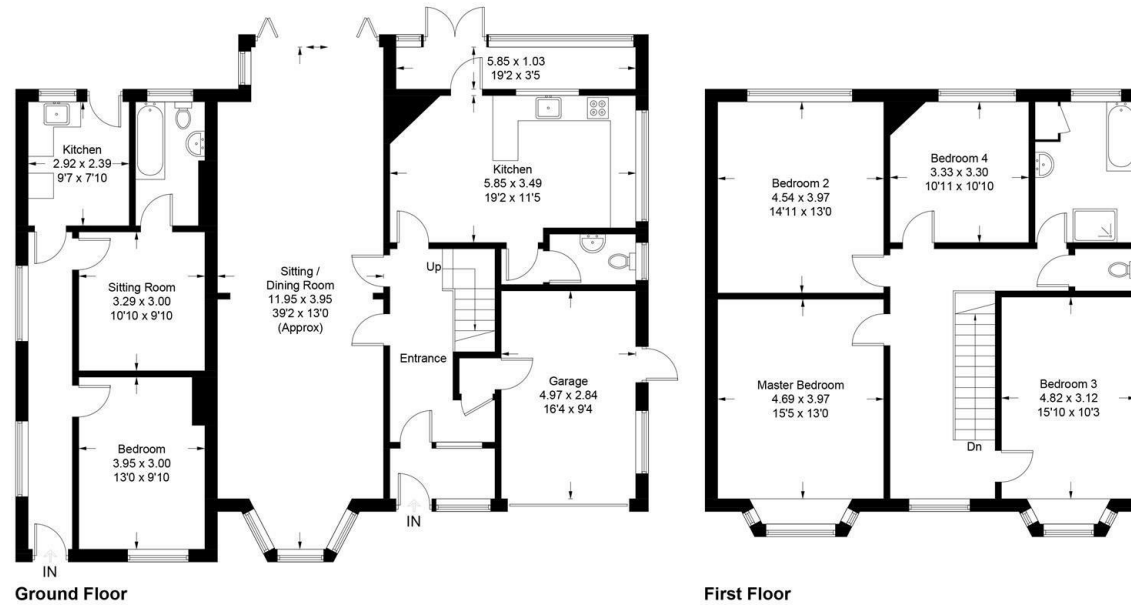


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID917430)

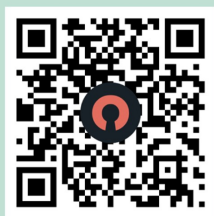
7 SOMERVILLE ROAD
SUTTON COLDFIELD

chosen

Enquiries

7 Somerville 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.



0121 222 1180
team@chosenhome.com
chosenhome.com

Chosen Home Limited
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(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	



chosen