



38, HARVEST FIELDS WAY

SUTTON COLDFIELD - ASKING PRICE £600,000

chosen



Why this home is Chosen...

Welcome to this beautifully presented, extended and 4-bed detached house in Sutton Coldfield offering spacious and welcoming living space in a highly sought-after location. Situated close Mere Green, this property is conveniently located for commuters and residents alike

A quick tour

Highlights of this superb family home include:

- * Beautifully presented throughout
- * Just a short walk to Mere Green and all its facilities and shops
- * Four double bedrooms, one with modern en-suite shower room
- * Beautiful, modern family bathroom
- * Pretty, Walled garden
- * New Windows throughout
- * Stunning open plan kitchen/diner/family room with doors to gardens
- * Within the catchment of some outstanding Schools
- * Did we mention the fantastic extended Kitchen?



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Modern Living

The four bedrooms offer ample space for a growing family or those in need of a home office or guest room. Each room has been meticulously designed to provide a serene atmosphere, with neutral tones and plenty of storage options. The luxurious master bedroom includes a stylish en-suite shower room, with modern fittings and complimentary tiling. Plus a range of built in wardrobes. The family bathroom is a beautifully designed room which has a bath with shower over, a vanity unit with sink, storage cupboard and stylish hexagonal tiling to walls and bath panel.

As the former show home of the development, this property boasts an enviable corner plot. Step outside into your own oasis and discover a beautifully landscaped walled garden, creating a safe and private space to relax and unwind. To the front of the property is a tarmadam driveway with parking for two cars, as well as a single integrated garage. There is also a lawned area to the front garden with established trees and shrubs.

Location is everything, and this property truly delivers. Situated in a sought-after area, you will have access to an array of local amenities and services, including cafes, shops, and restaurants. For those with children, you will be pleased to know that this property is within the catchment area of some outstanding schools.

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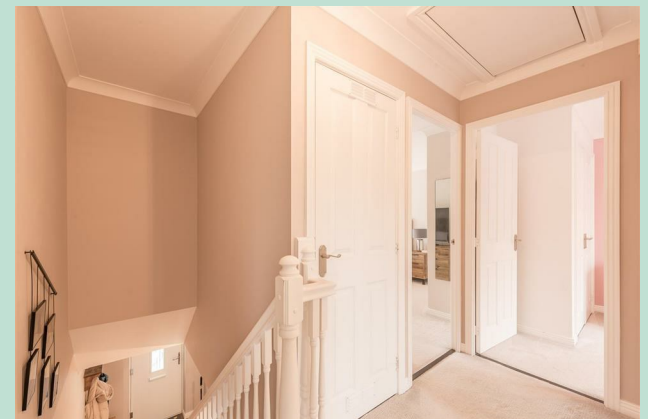
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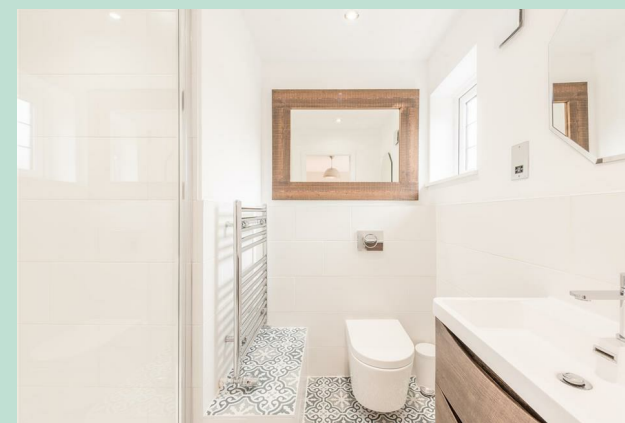
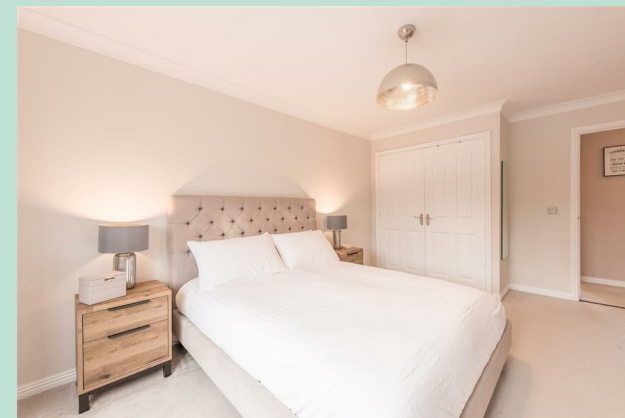
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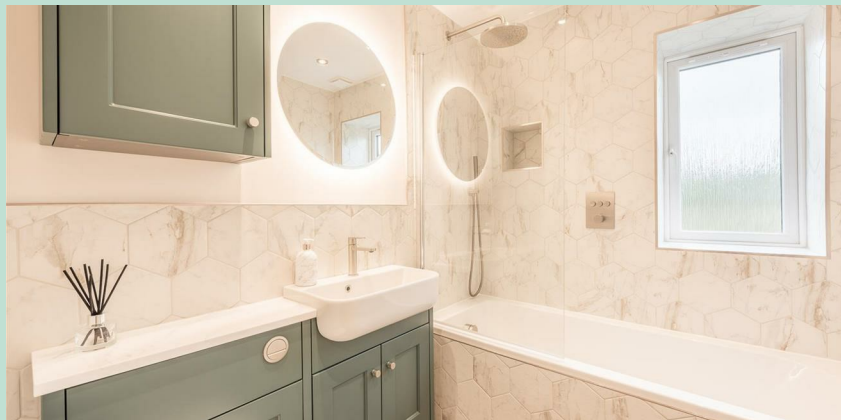
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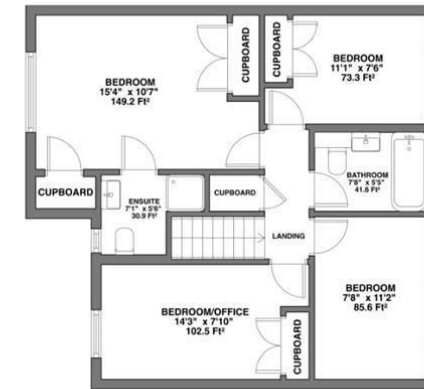
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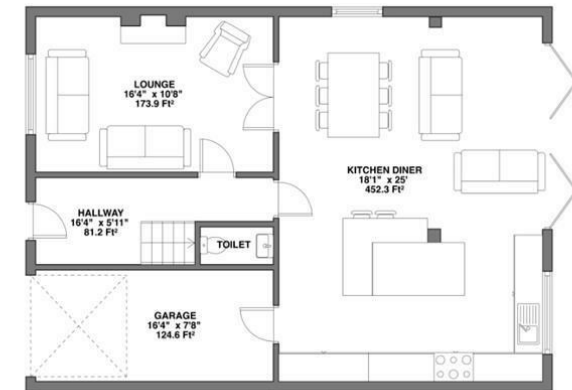


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FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
1415.8 Ft²
(SIZES & DIMENSIONS ARE APPROXIMATE)

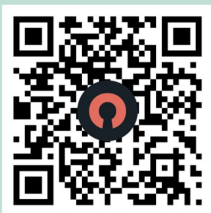
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Enquiries

38 Harvest Fields Way 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		81
(69-80) C	67	
(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



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