



The Chase,  
Sutton Coldfield, B76 1JS

£425,000

# Property Features

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- Superb Detached Family Home
- Master Bedroom with En-Suite
- Extremely Screened Corner Position
- Two Further Bedrooms, Family Bathroom
- Lounge, Dining Room
- Garage, Rear Garden
- Fitted Kitchen
- Exclusive Private Driveway
- Guest Cloakroom, Lean to Utility Room
- No Onward Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'For Sale' this superb property nestled on an exclusive private driveway, positioned between the desirable neighborhoods of Walmley, Wylde Green. This excellent opportunity comes to the market with the added convenience of no upward chain.

The deceptively spacious home boasts the comfort of gas central heating and double glazing and is very well located within this private drive of only 4 properties and nestled in an extremely screened corner position.

As you step inside, you'll be greeted by a spacious enclosed porch that provides access to the internal garage door, and also leads to a welcoming reception hall with a guest cloakroom and a staircase to the first floor. The property features a dining room and a cosy lounge that overlooks the rear garden. The well-appointed kitchen comes with an oven, hob, and dishwasher and ample cupboard space. Adjacent to the kitchen is an expansive extended covered side, providing versatility as a utility room or storage space, featuring Velux windows and convenient front and rear access.



## LOUNGE

11' 11" x 16' 01" (3.63m x 4.9m)

## DINING ROOM

9' 04" x 13' 02" (2.84m x 4.01m)

## KITCHEN

11' 07" x 9' 11" (3.53m x 3.02m)

## LEAN TO/UTILITY

4' 07" x 23' 07" (1.4m x 7.19m)

## GUEST CLOAKROOM

6' 07" x 2' 10" (2.01m x 0.86m)

On the first floor, you find a well proportioned landing area which provides access to the boarded loft space and also leads to three generously sized double bedrooms, all boasting fitted wardrobes. Bedrooms two and three even come with vanity sinks, while bedroom one enjoys the luxury of a concealed shower room/en-suite. The family bathroom is fitted with a shower over the bath, ensuring convenience for all.

## FIRST FLOOR LANDING

## BEDROOM ONE

12' 04" x 9' 03" (3.76m x 2.82m)

## BEDROOM ONE ENSUITE

5' 07" x 6' 00" (1.7m x 1.83m)

## BEDROOM TWO

11' 04" x 10' 08" (3.45m x 3.25m)

## BEDROOM THREE

9' 11" x 10' 00" (3.02m x 3.05m)

## BATHROOM

6' 04" x 6' 01" (1.93m x 1.85m)





## OUTSIDE

To the fore, a tarmac and block-paved driveway that can easily accommodate up to four cars. Privacy is maintained by walling and lush shrub screening. The garage is accessed from the driveway and offers ample storage with a large loft.

The rear garden is a true delight, basking in a south-facing aspect. It features a patio for outdoor relaxation, a lush lawn, and further shrub screening. Gated tradesman's access adds to the practicality of this exceptional property. Don't miss this rare opportunity to call this house your home.

## ANTI MONEY LAUNDERING

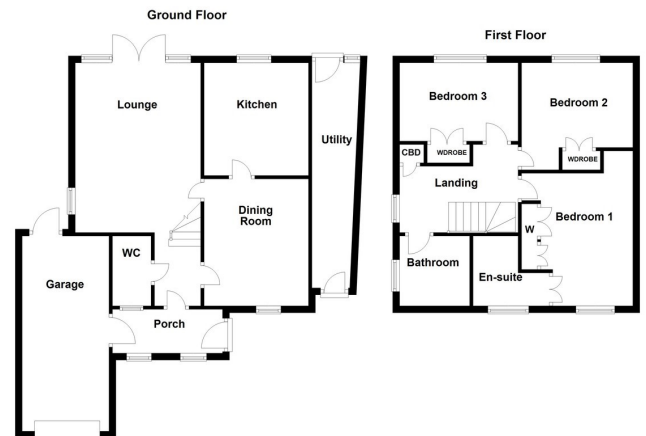
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements