



389, WALMLEY ROAD
SUTTON COLDFIELD - GUIDE PRICE £500,000

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Why this home is Chosen...

Welcome to this stunning modern bungalow, perfectly situated on the sought-after Walmley Road. This charming residence offers a spacious driveway (with potential for gates) and a beautifully maintained, expansive garden, perfect for outdoor entertaining and relaxation.

Step inside to discover a bright and airy open-plan kitchen/ diner, featuring double doors that open directly to the garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a private lounge, also with direct access to the garden, providing a serene and cozy retreat.

The bungalow boasts three well-appointed bedrooms, including a master suite with an en-suite bathroom. A stylish family bathroom serves the additional bedrooms, ensuring ample convenience and comfort for all.

The property also offers exciting potential for expansion with a loft that is already partially converted, complete with a skylight. This large space provides an excellent opportunity to create additional living quarters or a personalized sanctuary.

The garden is a true highlight, predominantly laid to lawn and meticulously cared for, offering a peaceful and picturesque setting.

Don't miss the chance to make this exquisite bungalow your new home. Contact us today to arrange a viewing!



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389 Walmley Road, B76 1PB

Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft

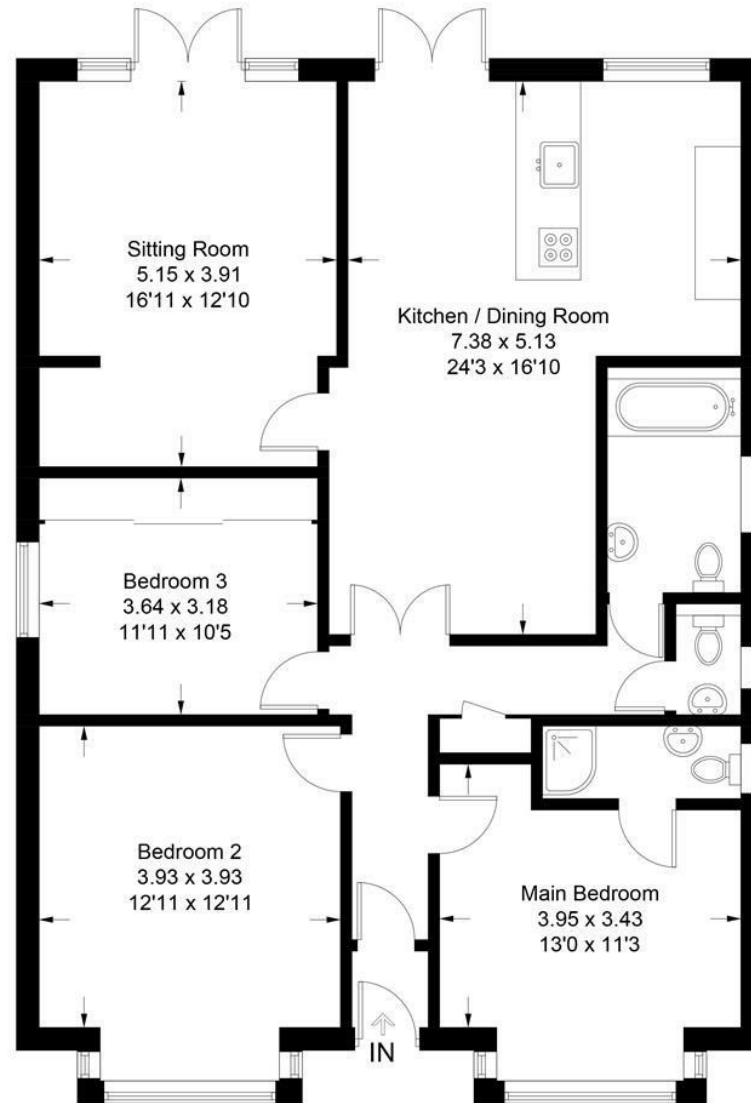


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112085)

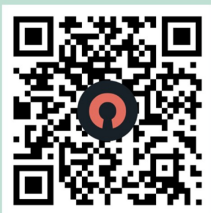
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Enquiries

389 Walmley 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	75
(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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