



10, SWALE ROAD

SUTTON COLDFIELD - GUIDE PRICE £525,000

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## Why this home is Chosen...

Welcome to this immaculate, extended 4- bedroom, 2 bathroom detached home, perfectly designed for modern family living. This stunning property boasts a spacious open-plan living area on the ground floor, seamlessly integrating the living, dining, and kitchen spaces. The sleek and contemporary kitchen is finished with walnut-styled units and white quartz worktops, offering ample storage and work surface area, ideal for busy family life. The formal lounge with stunning bay overlooks the front of the property and offers neutral interiors and electric fireplace. For convenience, the first floor also offers a utility room, downstairs W.C and garage.

To the first floor, this extended home offers 4 large double bedrooms, with the master offering a newly designed, modern en-suite and a stunning family bathroom.

Located in an excellent school catchment area, this home is ideal for families prioritizing education. Additionally, the property is just a short walk from local shops, charming cafes, and essential amenities, ensuring convenience at your doorstep.

Commuters will appreciate the excellent transport links, providing easy access to major routes and public transport options. This home combines the perfect blend of luxury, practicality, and location, making it a rare find in today's market. Don't miss the opportunity to make this exceptional property your new home.



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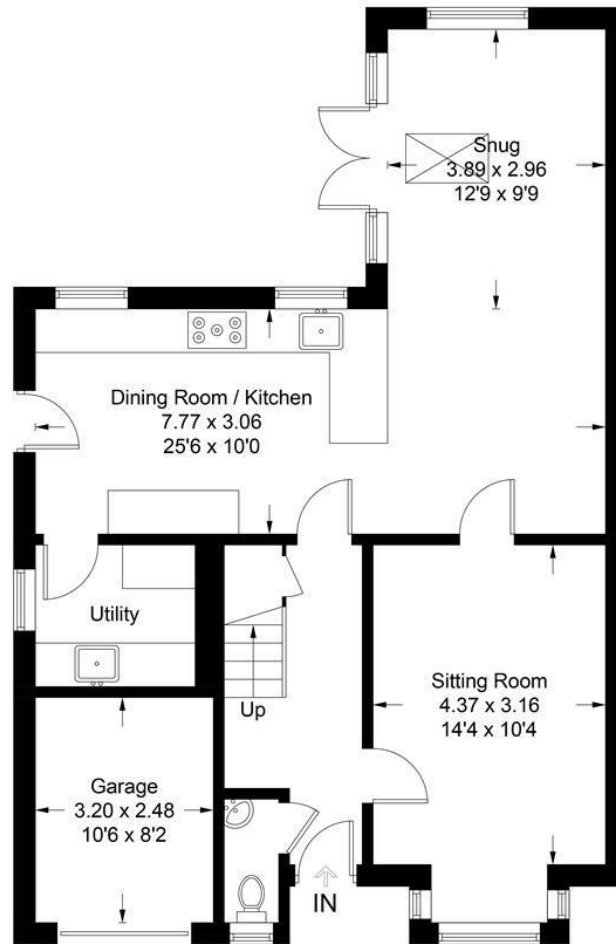
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# 10 Swale Road, B76 2BH

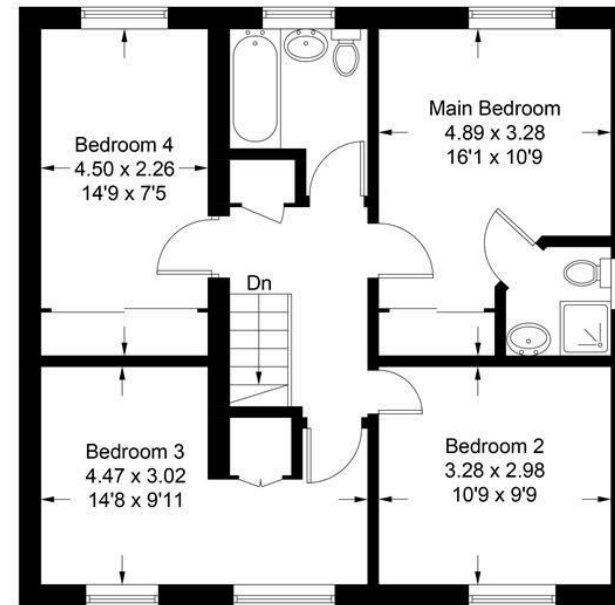
Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft

Garage = 7.6 sq m / 82 sq ft

Total = 135.2 sq m / 1455 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095530)

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## Enquiries

10 Swale 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 |         |                         |
| (02 plus) A                                 |         |                         |
| (11-15) B                                   |         | 80                      |
| (16-20) C                                   | 68      |                         |
| (21-25) D                                   |         |                         |
| (26-30) E                                   |         |                         |
| (31-35) F                                   |         |                         |
| (36-40) G                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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