



**Mellor Drive, Sutton Coldfield - B74 4TL**

**In Excess of £930,000**

 **MOORHOUSE**



## Mellor Drive

### Four Oaks, Sutton Coldfield

This stunning five bedroom detached family home is set in a highly desirable cul-de-sac location, within walking distance to Sutton Park and close to highly regarded schools, this property is perfect for families looking for a peaceful yet convenient setting.

The home has been expensively renovated with a high spec finish throughout and really must be viewed to be fully appreciated.

#### THE PROPERTY:

As you enter the impressive reception hallway, you can immediately feel the grandeur of this home. The ground floor boasts a spacious living room, perfect for relaxing evenings, as well as a study ideal for those working from home. The heart of the home lies in the open-plan kitchen/family/dining room, complete with bi-fold doors leading to the rear garden and the stunning vaulted ceilings with sky light windows, flooding the space with natural light. The beautifully finished room has underfloor heating and luxury fittings with the high end kitchen having a centre island along with granite worktops. A separate utility room and WC completes the ground floor accommodation.





## Mellor Drive

### Four Oaks, Sutton Coldfield

On the first floor you are greeted by the galleried landing, where you will find four double bedrooms with bedroom two having an en suite, and a luxurious family bathroom for the remaining bedrooms. Ascending to the second floor, the principal bedroom awaits, complete with a lavish en suite and dressing room, offering a private sanctuary away from the hustle and bustle of daily life. With stunning views over Four Oaks.

The outside space of this property is truly remarkable, offering a serene retreat from the outside world. The rear garden is beautifully landscaped, with a decked seating area ideal for al fresco dining or simply enjoying the fresh air. The hot tub provides a touch of luxury, allowing you to unwind and relax after a long day. Additionally, the garden room, currently utilised as a gym, offers endless possibilities for use – from a home office to a playroom or even a tranquil reading nook. The garage and block-paved driveway not only provide convenient parking but also add to the overall kerb appeal of this stunning home. Whether you are hosting a summer barbeque or simply enjoying a peaceful morning coffee, the outside space of this property is sure to impress even the most discerning buyer. Don't miss the opportunity to make this impressive family home yours today.







## FEATURES:

- Stunning Detached family home
- Five double bedrooms and three bathrooms
- Highly desirable cul-de-sac location
- Walking distance to Sutton Park & highly regarded schools
- Principal bedroom with en-suite and dressing room
- Spacious living room and study
- Open plan kitchen/family/dining room, utility, guest cloakroom
- Beautiful rear garden with hot tub and garden room
- Garage and block paved driveway
- Set over three floors
- 

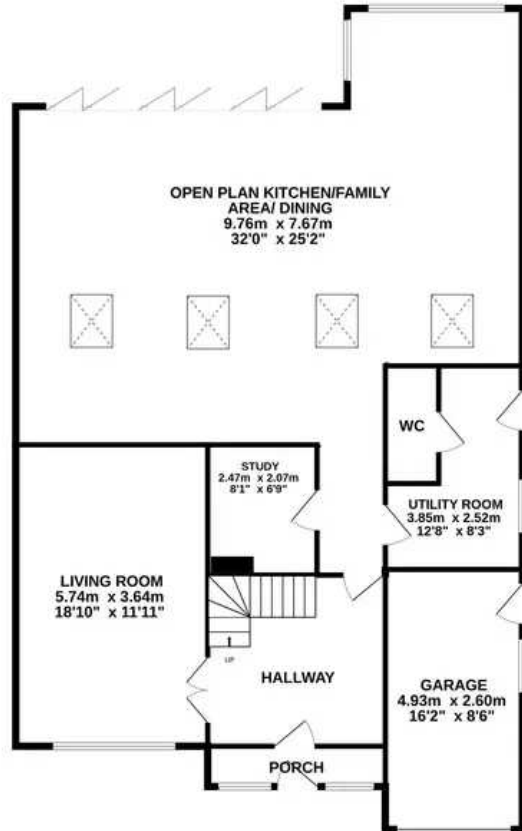
## INTERESTED?

[fouroaks@moorhouse-property.co.uk](mailto:fouroaks@moorhouse-property.co.uk)

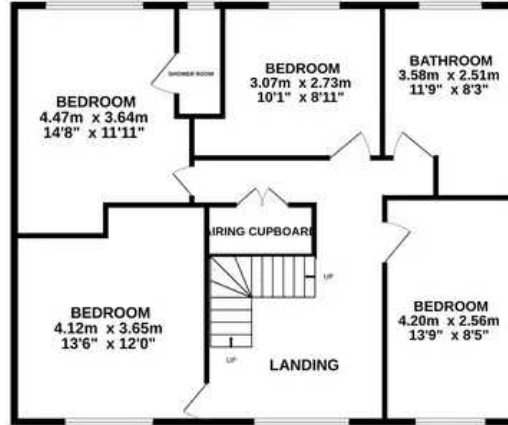
0121 308 3355



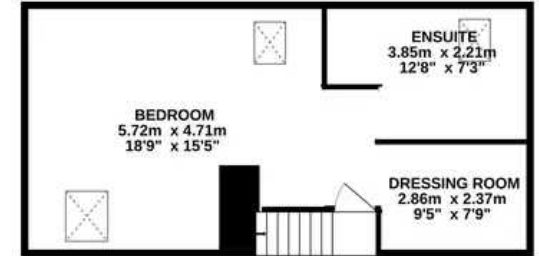
GROUND FLOOR  
124.1 sq.m. (1335 sq.ft.) approx.



1ST FLOOR  
75.7 sq.m. (815 sq.ft.) approx.



2ND FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 241.3 sq.m. (2597 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

