



Westwood Road, Sutton Coldfield - B73 6UP

In Excess of £475,000

 **MOORHOUSE**



Westwood Road

Sutton Coldfield

Situated in a highly sought-after residential location, this exquisite four bedroom semi-detached house exudes elegance and boasts a wealth of features. This home boasts a high-spec finish that will exceed expectations. Extended and beautifully presented, this family home radiates charm and sophistication, and represents an exceptional opportunity for a family seeking luxurious and spacious accommodation.

THE PROPERTY....

Upon entry, the property's impressive hallway sets the tone for the accommodation that awaits within. The extended lounge provides a perfect retreat with patio doors leading out to the expansive garden, ideal for both indoor relaxation and seamless outdoor entertaining. A separate dining room offers a sophisticated space for formal meals, while the stunning extended kitchen/breakfast room is a culinary enthusiast's dream, featuring bi-fold doors that flood the room with natural light and open up to the garden, as well as roof windows that add a touch of class. For those who value wellness and leisure, a versatile gym/family room provides the perfect space for workouts or relaxation. Additionally, a side utility/store beckons with further potential for customisation to suit individual needs.





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The property's upper level is equally impressive, with a landing leading to four generously-sized bedrooms, each offering a serene retreat from the day's demands. A luxurious bathroom awaits, complete with a freestanding bath and a separate shower cubicle, promising a spa-like experience in the comfort of home.

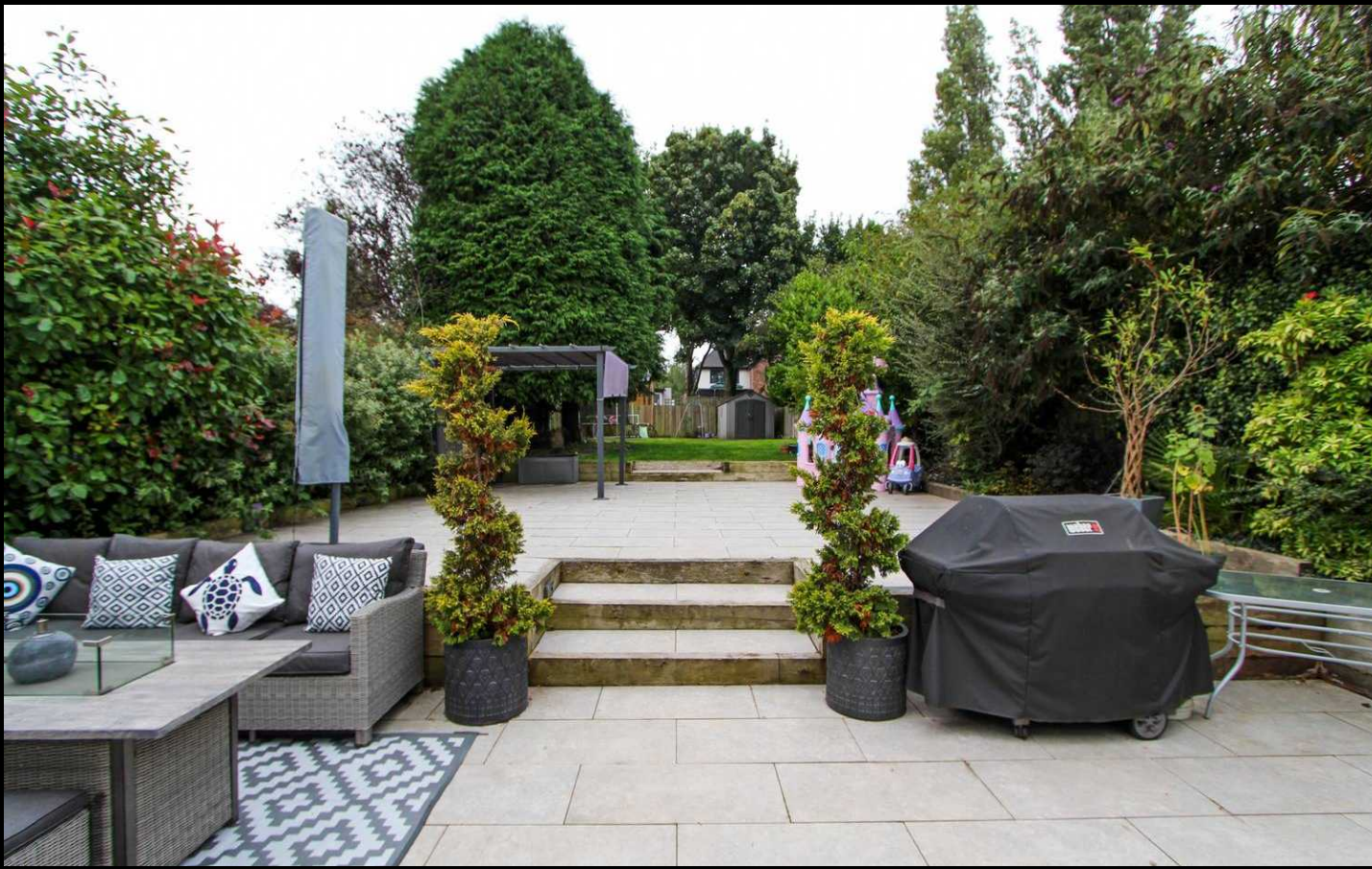
Outside, a block paved driveway offers convenient parking, ensuring convenience for residents and guests alike.

This property's outdoor space is a true sanctuary, offering a haven of peace and tranquillity. Whether savouring a morning coffee on the patio or hosting a gathering under the open sky, the outdoor space provides a seamless extension of the refined interiors. The expansive garden offers ample room for outdoor activities, from letting the children play freely to alfresco dining, ensuring that every moment spent outdoors is a delightful experience.

This spacious extended home, with its thoughtfully designed layout and lush surroundings, truly offers the best of both indoor luxury and outdoor serenity and just a short walk to the stunning Sutton Park. Don't miss this opportunity to make this your forever home.







FEATURES:

- Four bedrooms and luxury bathroom
- Highly popular residential location
- Stunning extended kitchen/breakfast room
- Extended lounge and separate dining room
- Gym/family room
- Side utility/store with further potential
- Beautiful rear garden
- Block paved driveway

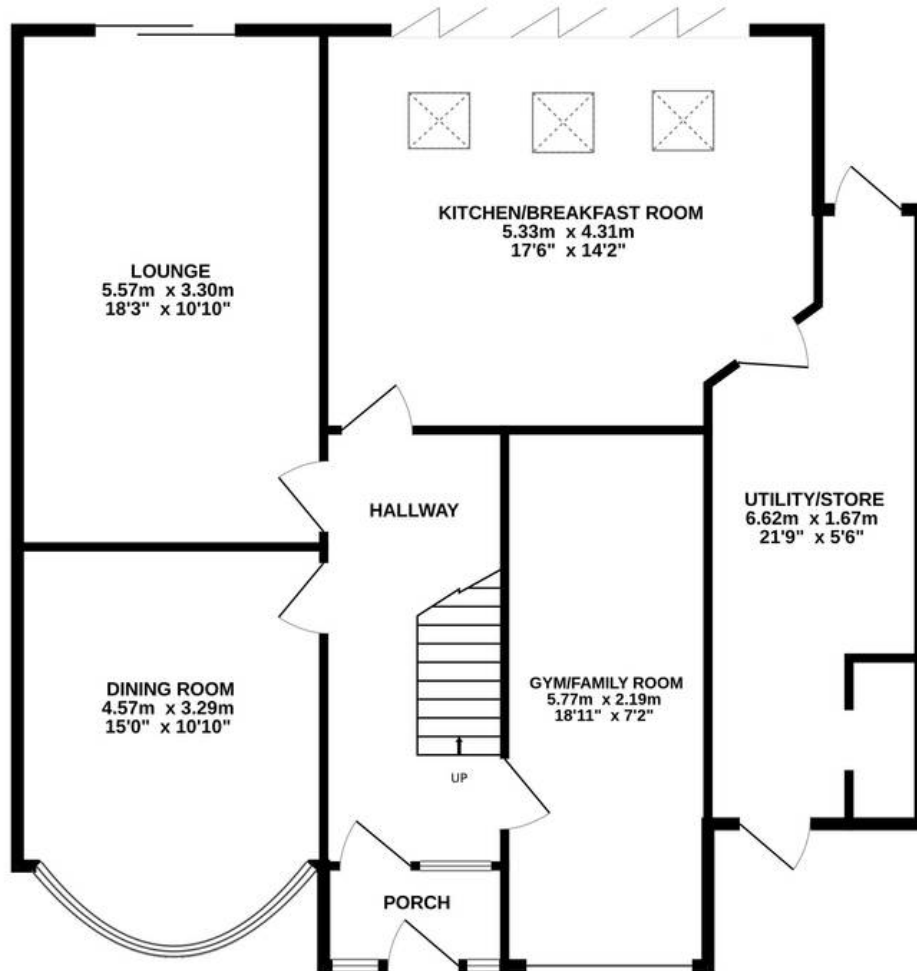
INTERESTED?

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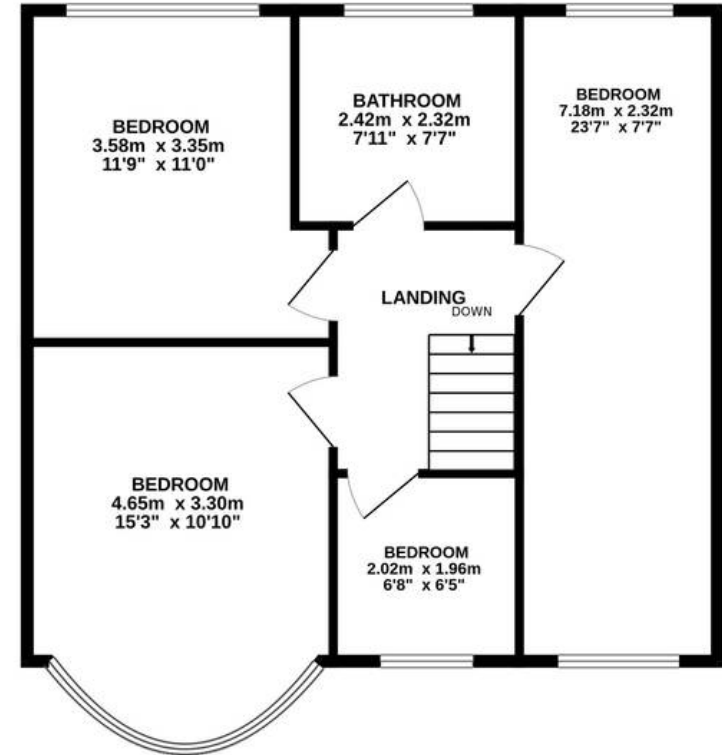
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GROUND FLOOR
90.7 sq.m. (977 sq.ft.) approx.



1ST FLOOR
54.0 sq.m. (582 sq.ft.) approx.



TOTAL FLOOR AREA : 144.8 sq.m. (1558 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.

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