



**Clarence Road, Sutton Coldfield - B74 4AR**  
**£495,000**





## 74 Clarence Road

### Sutton Coldfield

Upon entering, one is greeted by an inviting hallway which sets the tone for the rest of the home. The beautifully presented living room is ideal for relaxation and entertainment. The crown jewel of the home lies in the stunning open plan kitchen and dining room, exuding luxury and elegance at every turn. Boasting modern appliances and sleek finishes, this space seamlessly flows into the superb family room, where roof windows flood the room with natural light and bi-fold doors open to a charming garden patio, creating a seamless indoor-outdoor living experience, and providing ample space for socialising and entertaining guests. Completing the ground floor is a convenient utility room and a guest WC/shower room, adding to the practicality of the layout.







## Clarence Road

### Sutton Coldfield

Upstairs, the landing leads to three generously sized double bedrooms, each offering a peaceful retreat for the whole family. The luxurious family bathroom is a true sanctuary, featuring contemporary fixtures and a soothing ambience.

The property also features a driveway for off-street parking, highlighting its practicality and convenience.

Step into the private rear family garden to discover a tranquil oasis, complete with a stylish patio area where outdoor gatherings and al fresco dining can be enjoyed in a serene setting. With its well maintained lawn and mature borders, the garden is ideal for sunbathing on the lawn, or letting the little ones play freely, this wonderful outside space is the perfect escape from the hustle and bustle of everyday life.

With its immaculate interiors, desirable location, and impressive outdoor space, this property represents the epitome of modern living and is ready to welcome you home to a life of comfort and sophistication.











## FEATURES:

- Three double bedrooms & luxury family bathroom
- Highly desirable residential location
- A short walk to the outstanding Arthur Terry Secondary School
- Immaculate living room
- Stunning open plan kitchen/dining room
- Beautiful family room with bi fold doors & underfloor heating
- Utility room with underfloor heating & guest Wc/shower room
- Private rear garden with patio

## INTERESTED?

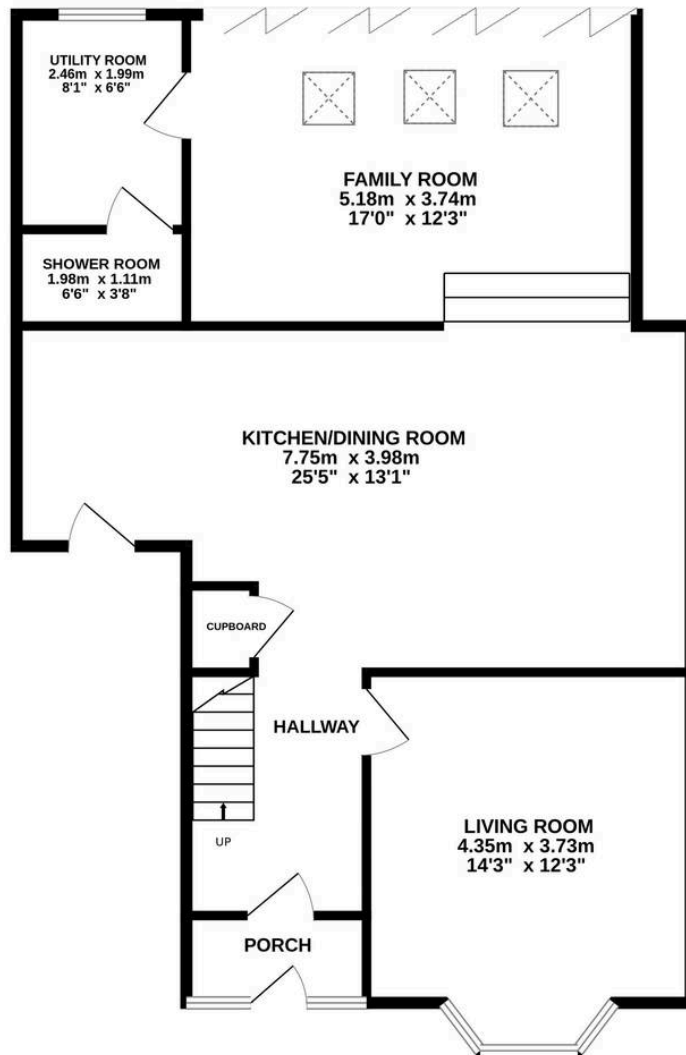
[fouroaks@moorhouse-property.co.uk](mailto:fouroaks@moorhouse-property.co.uk)

0121 308 3355

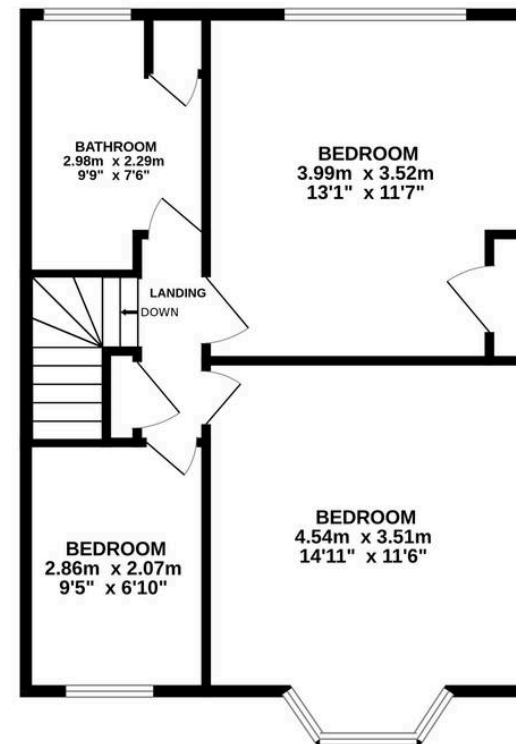




GROUND FLOOR  
76.4 sq.m. (823 sq.ft.) approx.



1ST FLOOR  
45.9 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 122.4 sq.m. (1317 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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