



Worcester Lane, Sutton Coldfield - B75 5NJ
£450,000

 **MOORHOUSE**



Worcester Lane

Sutton Coldfield

Upon entering the home, one is greeted by a immaculate hallway with a sense of elegance and sets the tone for the impeccable interior design that awaits within. To the right, the beautifully presented living room beckons with its warmth and inviting ambience. Adorned with french doors leading to a superb conservatory, this space effortlessly blends indoor and outdoor living, perfect for entertaining guests or simply relaxing in style.

The true heart of the home lies in the stunning fitted breakfast kitchen, a culinary haven that boasts high-end fitments, an impressive island, and exquisite quartz worktops. Every detail has been carefully curated to create a space that is as functional as it is luxurious, ensuring that cooking and dining are elevated to new heights of sophistication. For added convenience, there is a built in utility cupboard. A guest Wc is discreetly located off the hallway for guests and residents alike.





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Ascending the staircase to the first floor, a well-appointed landing leads to three generously sized bedrooms, each offering a tranquil retreat from the hustle and bustle of daily life. The master bedroom exudes a sense of opulence, featuring ample space and an abundance of natural light, creating a sanctuary for rest and relaxation. The two additional bedrooms provide versatility and comfort, ideal for children, guests, or as a home office space.

Completing the upper level is the luxury family bathroom, meticulously designed with modern fixtures and fittings.

Outside, the property boasts a garage (the dimensions of your vehicle should be checked prior to purchase) and driveway, providing ample space for parking and storage.

The Immaculate rear garden offers a tranquil outdoor oasis that is perfect for enjoying the fresh air and al fresco dining.

In conclusion, this exceptional property epitomises luxury living in a highly desirable location. With its impeccable design, premium finishes, and convenient proximity to amenities, schools, and transport links, this home offers a lifestyle of unparalleled comfort and sophistication.

- Three bedrooms and family bathroom
- Highly desirable location
- Walking distance to the highly regarded Little Sutton Primary School







FEATURES:

- Three bedrooms and family bathroom
- Highly desirable location
- Walking distance to the highly regarded Little Sutton Primary School
- Beautifully presented living room
- Stunning fitted breakfast kitchen and utility cupboard
- Superb conservatory and guest Wc
- Immaculate gardens
- Garage and driveway

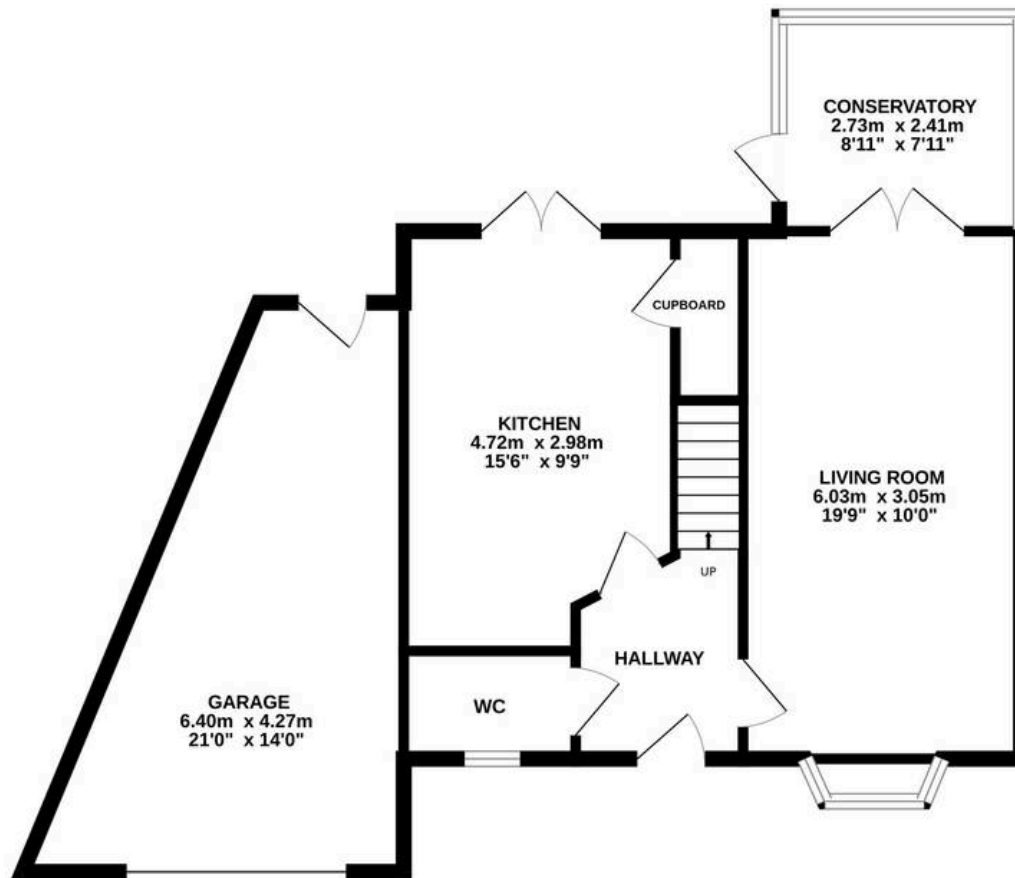
INTERESTED?

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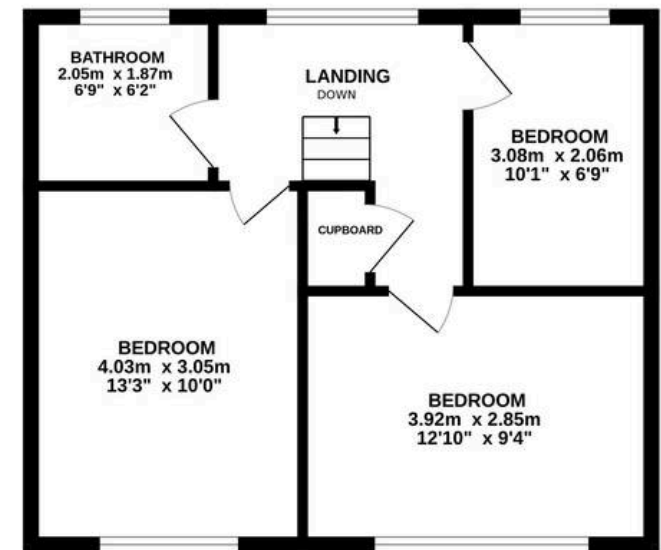
0121 308 3355



GROUND FLOOR
67.2 sq.m. (724 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 108.6 sq.m. (1169 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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