



Highbury Road, Sutton Coldfield - B74 4TF
£895,000



SUTTON PARK

23 Highbury Road

Highbury Road

Sutton Coldfield

Upon entering the home, one is greeted by an impressive hallway that sets the tone for what awaits within. The spacious lounge offers a welcoming retreat, filled with natural light that dances through the full width patio doors. Designed with a modern lifestyle in mind, the heart of the home is undoubtedly the stunning open plan kitchen and dining room. Boasting sleek cabinetry, high-end appliances, and a centre island, this space is a culinary enthusiast's dream come true. The bi-fold doors seamlessly connect the indoors to the outdoors, leading you to the exquisite rear garden patio. A utility room and guest WC add to the functionality of this abode, catering to the needs of a bustling family.

Ascend the staircase to the landing, where the elegant ambience continues to flow. The principal bedroom is a sanctuary of serenity, complete with fitted wardrobes and a luxurious en-suite. Bedroom two presents an opportunity for personalisation with the potential for an en-suite installation. Three additional bedrooms provide ample space for family members or guests, each exuding a sense of comfort and style. A luxury family bathroom completes the first floor accommodation.





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The convenience of a double garage and driveway ensures parking will never be a concern.

Outside, the immaculate south-facing garden beckons you to savour moments of tranquillity or host lively gatherings, summer soirees or enjoying a morning coffee al fresco will be a delight in this picturesque setting

In conclusion, this property is a rare gem that offers a blend of sophistication, functionality, and comfort in one attractive package. With its prime location, convenient amenities, and spacious layout, this home is truly a haven for those seeking a premium living experience. We invite you to explore this exceptional residence and envision the possibilities of making it your own.







FEATURES:

- Five bedrooms, en-suite and family bathroom
- Highly desirable location just a short walk from Sutton Park
- Spacious lounge
- Stunning open plan breakfast kitchen/dining room
- Utility room and guest Wc
- Double garage and driveway
- Immaculate south facing garden
- A perfect family home with viewing recommended

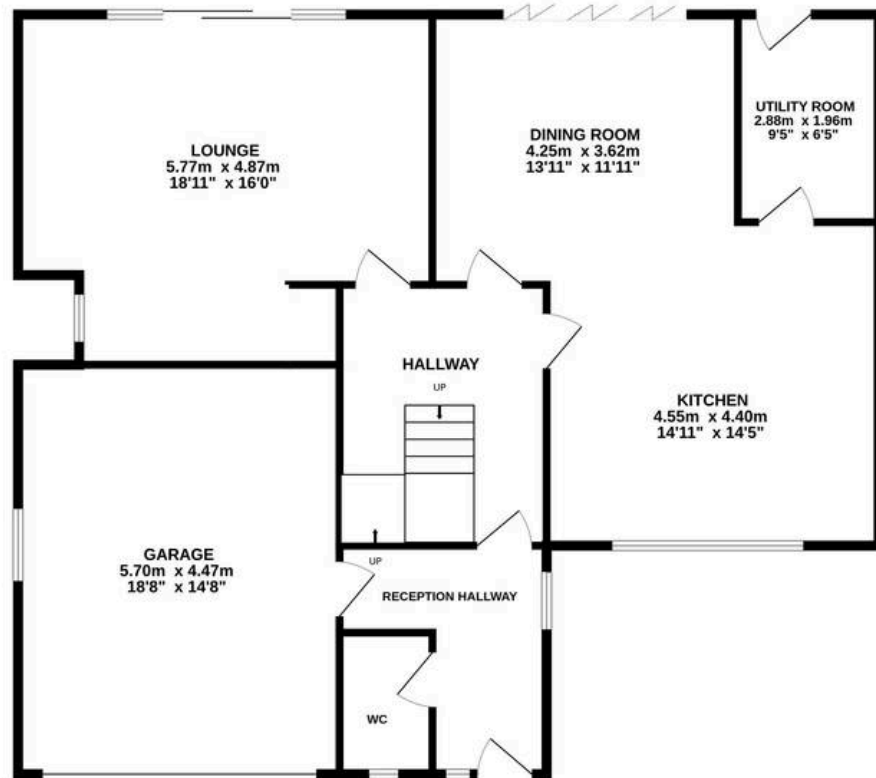
INTERESTED?

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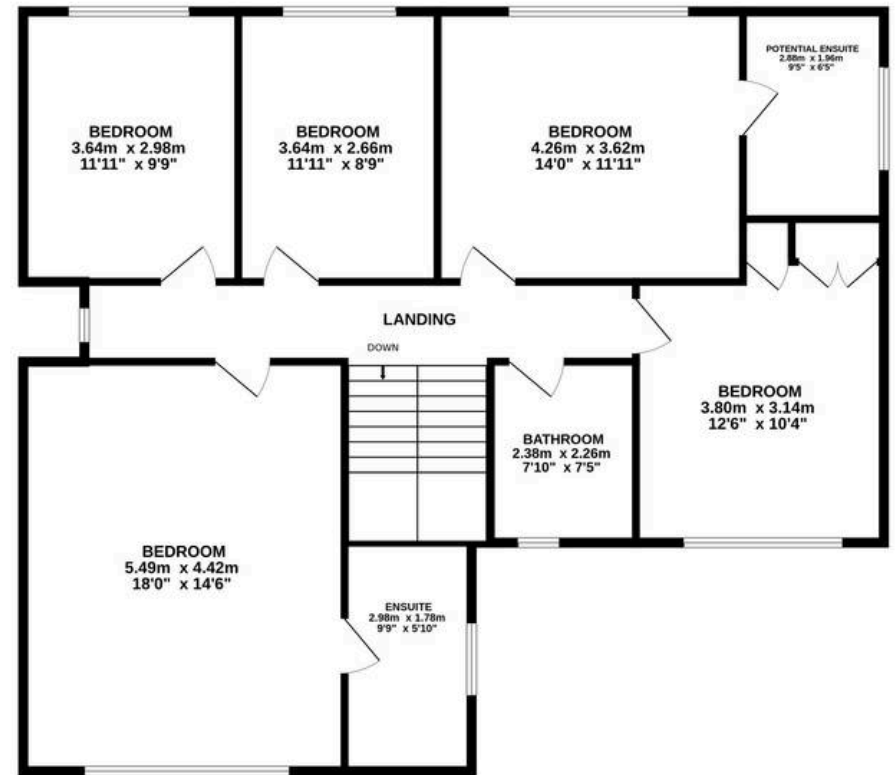
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GROUND FLOOR
110.8 sq.m. (1193 sq.ft.) approx.



1ST FLOOR
107.4 sq.m. (1156 sq.ft.) approx.



TOTAL FLOOR AREA : 218.2 sq.m. (2349 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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