



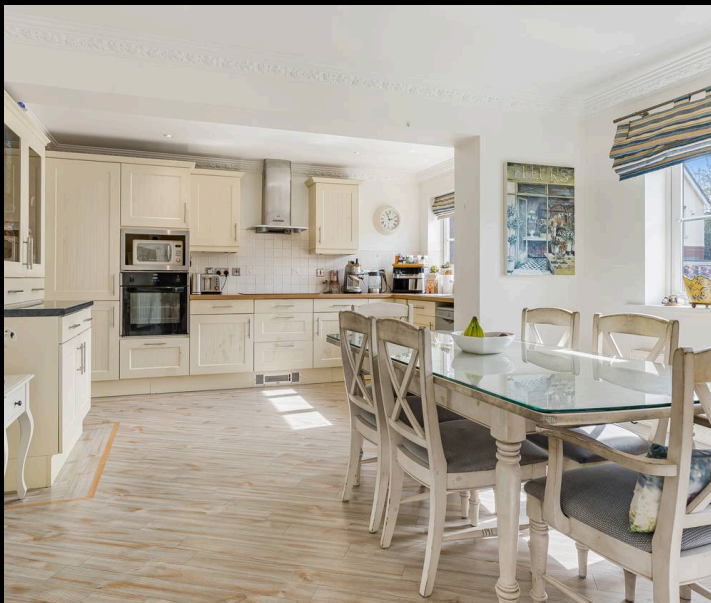
West View Court, Sutton Coldfield - B75 6BB
£739,950



West View Court

Four Oaks, Sutton Coldfield

Stepping through the front door, you are greeted by an impressive hallway that sets the tone for the elegance that permeates throughout. The spacious living room is perfect for entertaining guests or relaxing with family, while a sitting room, currently used as a bedroom, offers flexibility to create the space of your dreams. The stunning extended family room boasts a roof lantern that floods the space with natural light, creating a warm and inviting atmosphere perfect for gatherings. A separate study provides a quiet retreat for work or relaxation, while a conservatory offers an additional space to unwind and enjoy views of the attractive gardens. The kitchen/dining room is a true highlight of the home, with sleek finishes and modern appliances that make meal preparation a joy and the added benefit of the separate utility complete with a shower. A guest WC located off the hallway adds convenience for guests.





West View Court

Four Oaks, Sutton Coldfield

Ascend the stairs to the first-floor landing, where you will find the principal bedroom which boasts an en-suite bathroom and built in wardrobes, offering a luxurious escape at the end of a long day, while three further bedrooms provide ample space for family or guests. A well-appointed family bathroom serves the remaining bedrooms, completing the upper level of this thoughtfully designed home.

The garage store provides practical storage solutions. With a driveway providing off road parking facilities.

The private gardens offer a peaceful escape from the hustle and bustle of every-day life, with lush greenery and vibrant flowers creating a picturesque backdrop for outdoor activities. A patio area provides the ideal setting for al fresco dining or simply basking in the sun. Whether you are hosting a garden party or simply enjoying a quiet moment of solitude, the outdoor spaces of this property cater to all lifestyles.







FEATURES:

- Four bedrooms, en-suite and family bathroom
- Highly desirable gated development
- Superb extended family home
- Living room, sitting room and stunning family room
- Study and conservatory
- Spacious kitchen/diner with utility room
- Impressive hallway and Guest Wc
- Attractive gardens

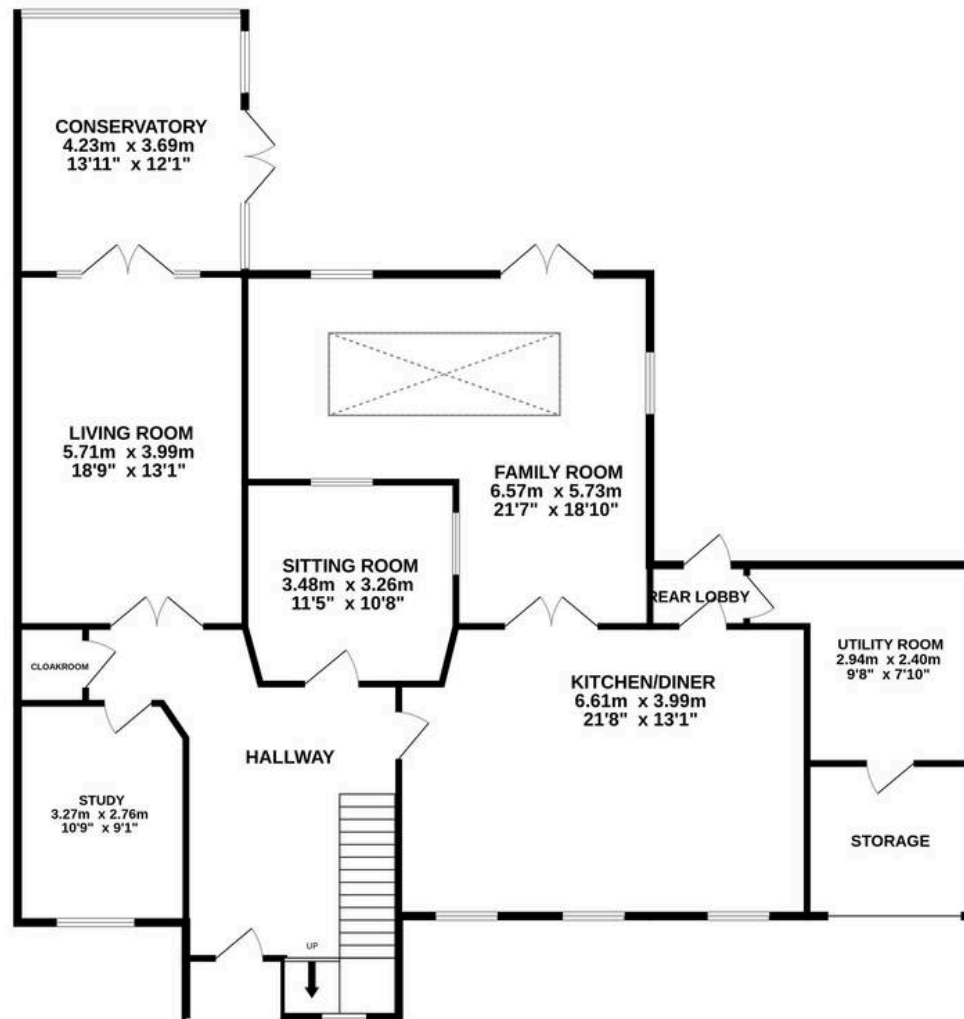
INTERESTED?

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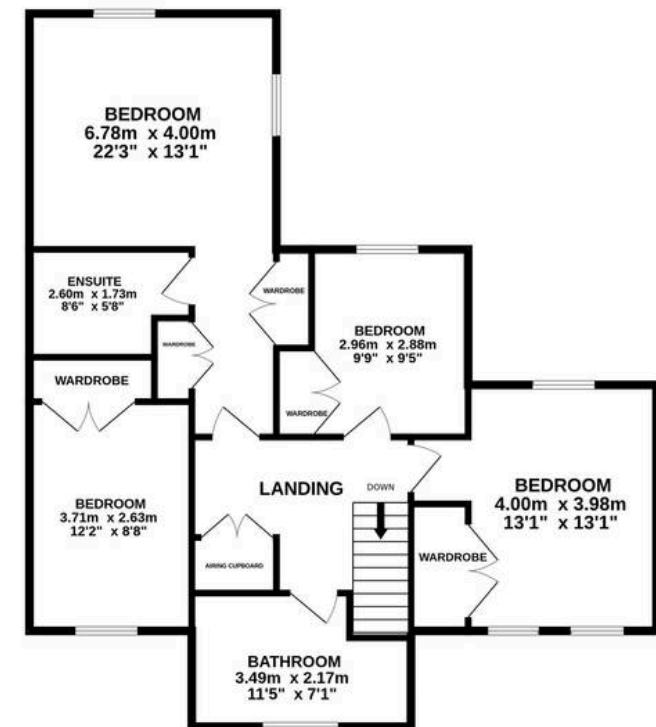
fouroaks@moorhouse-property.co.uk



GROUND FLOOR
158.2 sq.m. (1703 sq.ft.) approx.



1ST FLOOR
77.0 sq.m. (829 sq.ft.) approx.



TOTAL FLOOR AREA : 235.2 sq.m. (2531 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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