



**41 Royal Road, Sutton Coldfield - B72 1SP**  
**£535,000**

 **MOORHOUSE**





## 41 Royal Road

### Sutton Coldfield

As you step inside, you are greeted by an immaculate hallway that sets the tone for the elegance that awaits. The ground floor boasts a living room adorned with a bay window and a feature fireplace, creating a cosy ambience for relaxation. Adjacent, a sitting room bathed in natural light from a roof window offers a tranquil retreat. Prepare to be amazed by the heart of the home, a stunning extended open plan kitchen/dining/family room that embodies sophistication and functionality. Boasting high-end kitchen cabinets, quartz worktops, roof windows, and French doors that lead out to the rear garden, this space is perfect for hosting gatherings or enjoying family meals. There is a utility room for added convenience and a guest Wc/shower room completes the ground floor accommodation.







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Upstairs, the first floor landing provides access to three well-appointed bedrooms alongside a family bathroom, offering comfort and privacy for all. The journey continues to the second floor landing, where the fourth bedroom awaits with ample space and natural light, perfect as a guest suite or home office.

Outside, a spacious rear garden beckons, where endless possibilities await complete with a charming summer house. Whether enjoying al fresco dining, sunbathing on the lawn, or letting the little ones play freely, this outdoor oasis is a tranquil escape from the hustle and bustle of everyday life.

A driveway provides off-road parking for convenience.

With every detail carefully considered and impeccably maintained, this residence is a testament to family living at its best. To fully appreciate the elegance and comfort that this home offers, viewing is highly recommended. Don't miss the opportunity to make this property your own and create lasting memories in a truly exceptional setting.











## FEATURES:

- Four bedrooms, two bathrooms
- Extended and beautifully presented family home
- Highly desirable location within walking distance to Plantsbrook school
- Stunning open plan kitchen/dining/family room and utility room
- Rear garden with summer house
- Driveway providing off road parking
- Viewing recommended

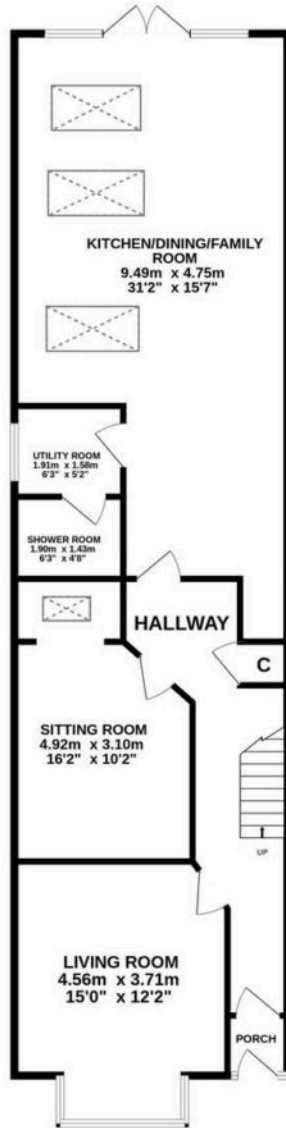
## INTERESTED?

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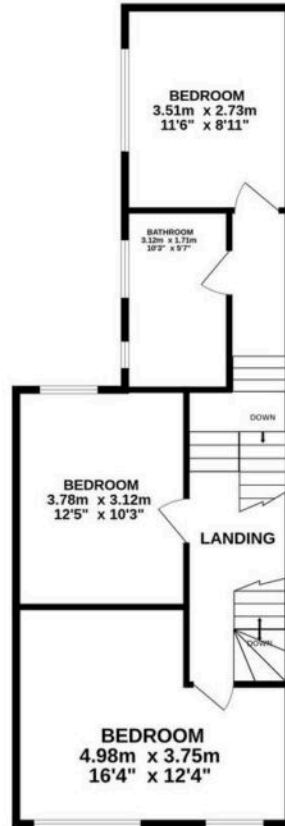
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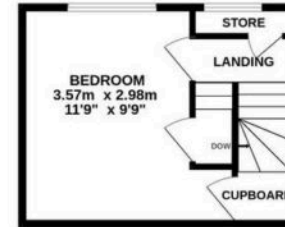
GROUND FLOOR  
88.0 sq.m. (947 sq.ft.) approx.



1ST FLOOR  
54.9 sq.m. (591 sq.ft.) approx.



2ND FLOOR  
17.9 sq.m. (193 sq.ft.) approx.



TOTAL FLOOR AREA : 160.8 sq.m. (1731 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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