



168 Worcester Lane, Sutton Coldfield - B75 5NQ
£500,000

 **MOORHOUSE**



168 Worcester Lane

Four Oaks, Sutton Coldfield

As you step inside, you are greeted by an impressive hallway that sets the tone for the elegance that awaits throughout the home. The spacious lounge is adorned with a feature fireplace and a bay window that bathes the room in natural light, creating a warm and inviting atmosphere. The adjoining dining room boasts French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The heart of the home lies in the beautiful breakfast kitchen, a chef's delight, featuring modern appliances and ample storage space. A convenient utility room and a WC provide functional and practical additions to the property.

Upstairs, the landing leads to the principal bedroom, complete with a luxurious en-suite for added comfort and privacy. Three further double bedrooms offer plenty of space for family and guests, each thoughtfully designed with style and functionality in mind. The luxury family bathroom is a tranquil retreat, boasting contemporary fixtures and fittings for a touch of indulgence.





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A garage and driveway ensure ample parking space for multiple vehicles, adding to the convenience of this exceptional property

Outside, the property continues to impress with an attractive and private rear garden that is perfect for al fresco dining and entertaining. The immaculate rear garden provides a peaceful escape from the hustle and bustle of daily life, offering a serene oasis for relaxation and enjoyment.

Viewing is highly recommended to appreciate the quality on offer in this stunning home. With it's combination of indoor comfort and outdoor charm, this property presents a rare opportunity to own a modern home in a sought-after location close to highly regarded schools. this could be your perfect family home.







FEATURES:

- Four double bedrooms, en-suite and luxury family bathroom
- Highly desirable location
- Spacious lounge and separate dining room
- Beautiful breakfast kitchen
- Utility room and guest Wc
- Attractive and private rear garden
- Garage and driveway
- Viewing recommended

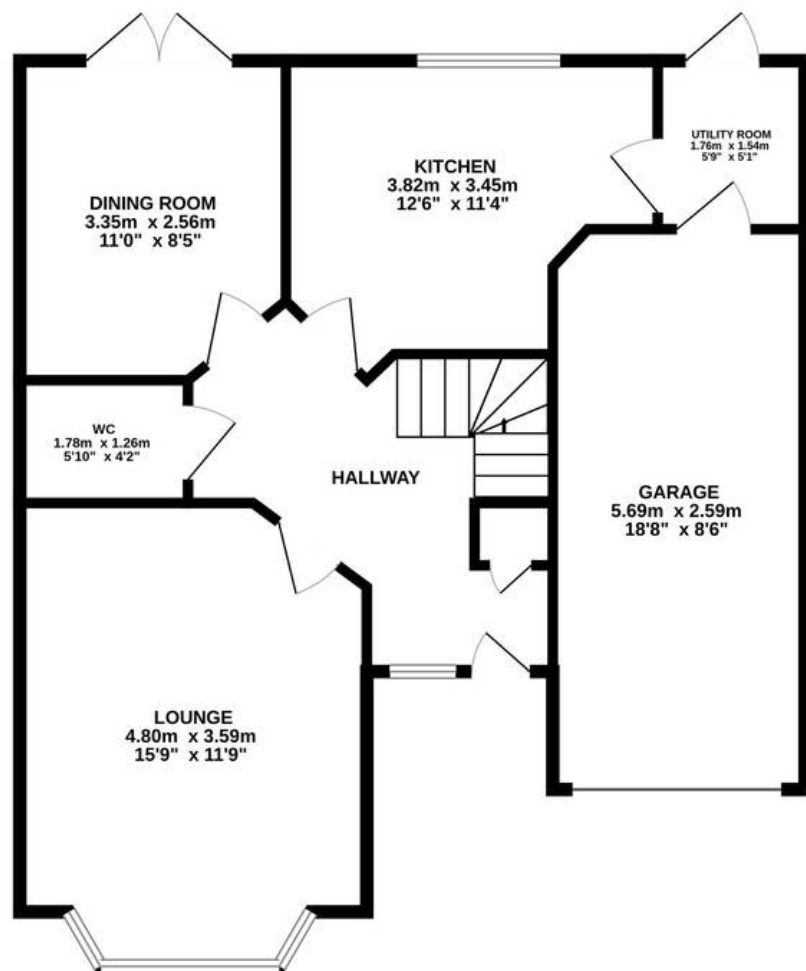
INTERESTED?

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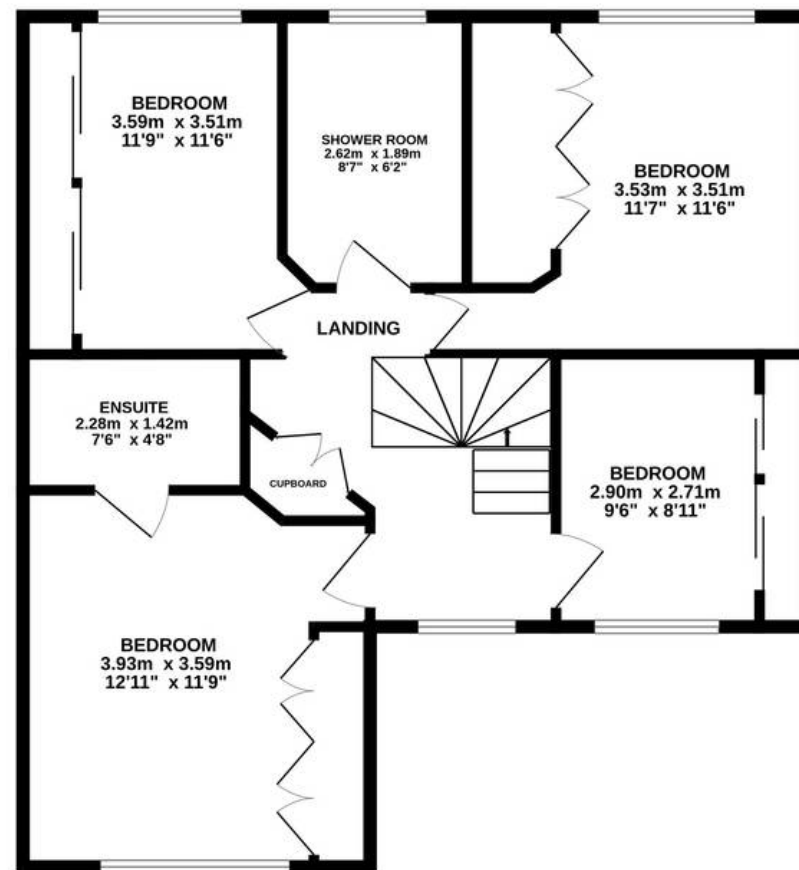
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GROUND FLOOR
64.1 sq.m. (690 sq.ft.) approx.



1ST FLOOR
59.8 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA : 123.9 sq.m. (1334 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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