



Dower Road, Sutton Coldfield - B75 6SZ
£495,000

 **MOORHOUSE**



Dower Road

Four Oaks, Sutton Coldfield

Upon entry, a welcoming hallway sets the tone for the entire residence, complete with a convenient walk-in cupboard for storage. The immaculate lounge is a space of tranquillity, featuring a large window that floods the room with natural light. The open plan design flawlessly transitions into the heart of the home - a spectacular kitchen and dining area. Modern cabinetry and exquisite quartz worktops create a culinary haven and perfect for entertaining friends and family, with bi-fold doors leading out to the rear garden and roof windows overhead, providing a sense of airiness and opulence.

Adjacent to the kitchen, a utility room offers practicality and convenience, while a dedicated study space provides a tranquil environment to focus and work. A guest WC located off the hallway adds to the practical layout of the ground floor.





Dower Road

Four Oaks, Sutton Coldfield

Ascending to the first floor, a landing leads to three generously proportioned double bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. One of the bedrooms features a modern en-suite bathroom, while the re-fitted family bathroom exudes contemporary style and sophistication.

Further ascent to the second floor reveals the principal bedroom, a luxurious sanctuary complete with fitted wardrobes and a modern en-suite bathroom. This private oasis is the epitome of comfort and elegance, offering a space to unwind and relax away from the world.

Externally, this residence is further enhanced by a driveway providing off-road parking, ensuring convenience for homeowners and guests alike.

The well-maintained rear garden is a tranquil haven, featuring a lush lawn and a spacious patio area - the perfect setting for outdoor entertaining or relaxing in the fresh air and enjoying an early morning coffee.

In conclusion, this property offers an harmonious blend of style, comfort, and functionality. With its unparalleled location, exquisite design elements, and impeccable finishes, this stunning family home is a rare find. Viewing is highly recommended to fully appreciate the allure and beauty of this remarkable property.

- Four bedrooms, two en-suites & family bathroom
- Highly desirable location within walking distance to excellent schools
- Beautiful lounge with stunning open plan







FEATURES:

- Highly desirable cul-de-sac location
- Three bedrooms, bathroom & en-suite
- Walking distance to highly regarded primary schools
- Attractive lounge
- Stunning open plan kitchen/diner
- Block paved driveway & garage in separate block
- Ideal family home
- Viewing recommended

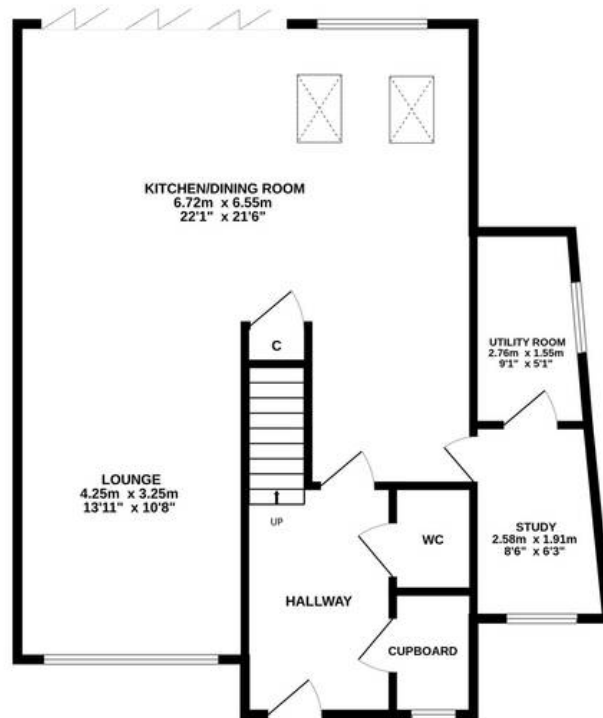
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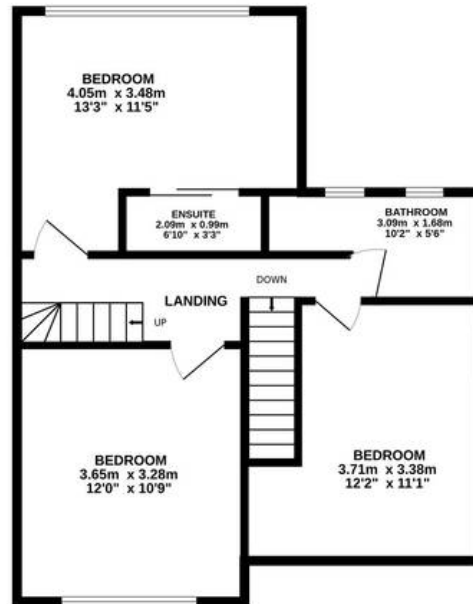
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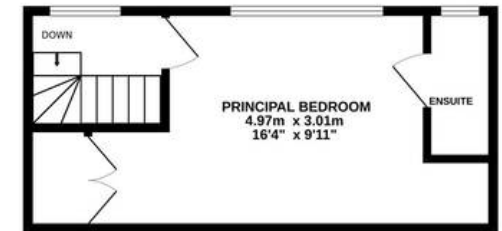
GROUND FLOOR
70.2 sq.m. (755 sq.ft.) approx.



1ST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



2ND FLOOR
20.4 sq.m. (220 sq.ft.) approx.



TOTAL FLOOR AREA : 137.6 sq.m. (1481 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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