



**Penns Lake Road, Sutton Coldfield - B76 1LN**  
£775,000

 MOORHOUSE



## Penns Lake Road Sutton Coldfield

As you step inside, you are greeted by the warmth of underfloor heating in the stylish hallway, leading to a living room adorned with a bay window that floods the room with light. French doors open up to the garden, creating the perfect setting for family gatherings or quiet evenings in.

The formal dining room provides a sophisticated space for entertaining, while a separate study offers a quiet retreat for work or relaxation.

The heart of the home lies within the stunning open plan kitchen/family room, seamlessly connecting to the outdoors through bi-fold doors which lead to a charming garden patio, creating a harmonious flow between indoor and outdoor living spaces. The kitchen boasts high-end cabinetry, and adorned with high-end appliances. The kitchen provides ample space for socialising and entertaining guests and is a culinary enthusiasts dream.

Practicality meets luxury with the inclusion of a utility room, and a guest WC located off the hallway completes the ground floor accommodation.



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Ascend the stairs to find a spacious landing leading to the luxurious principal bedroom complete with fitted wardrobe and a lavish en-suite bathroom. Bedroom two boasts a dual aspect, fitted wardrobes, and an en-suite, while three additional bedrooms offer ample space for family or guests. The property is completed by a sumptuous family bathroom.

Additionally, a double garage with a remote control door and driveway ensure both family and visitors have plenty of parking spaces.

Outside, the property boasts generous outdoor spaces designed to enhance your lifestyle. A well-maintained garden offers endless opportunities for outdoor activities, from hosting summer barbeques to enjoying quiet moments in nature. An expansive patio area provides the ideal spot for al fresco dining or simply soaking up the sun. The lush greenery and colourful blooms create a picturesque backdrop for your daily routines, making every moment spent outdoors a delight for the senses. Whether you're entertaining guests or simply unwinding after a long day, the outdoor space of this property is a true sanctuary waiting to be enjoyed.







## FEATURES:

- Five bedrooms and three bathrooms
- Highly popular location
- A stunning individually designed family home
- Living room, separate dining room and study
- Beautiful open plan kitchen/family room & utility room
- Study
- Stylish entrance hallway & Guest Wc
- Double garage & driveway
- Immaculate gardens
- Underfloor heating to ground floor

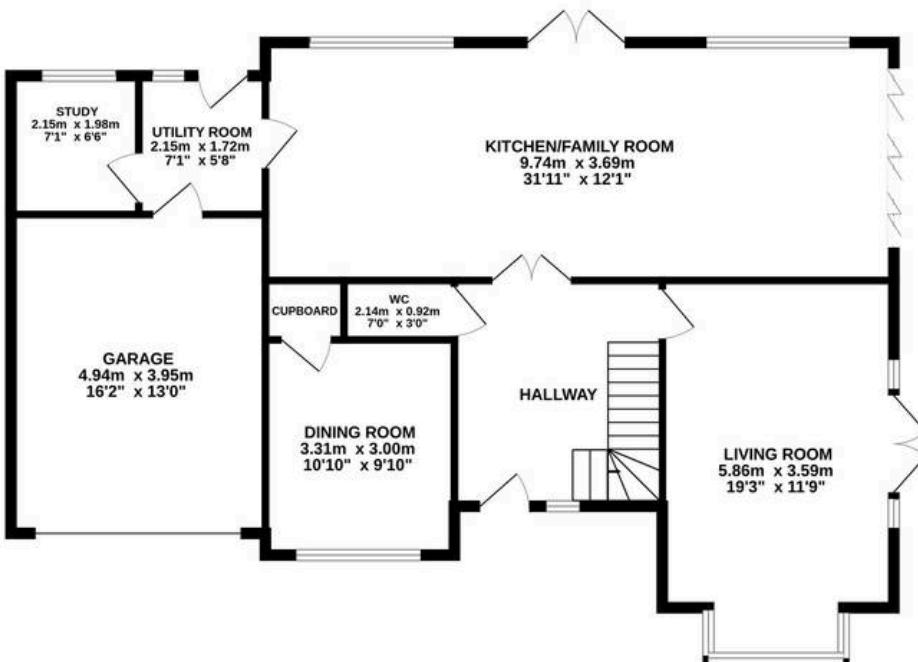
## INTERESTED?

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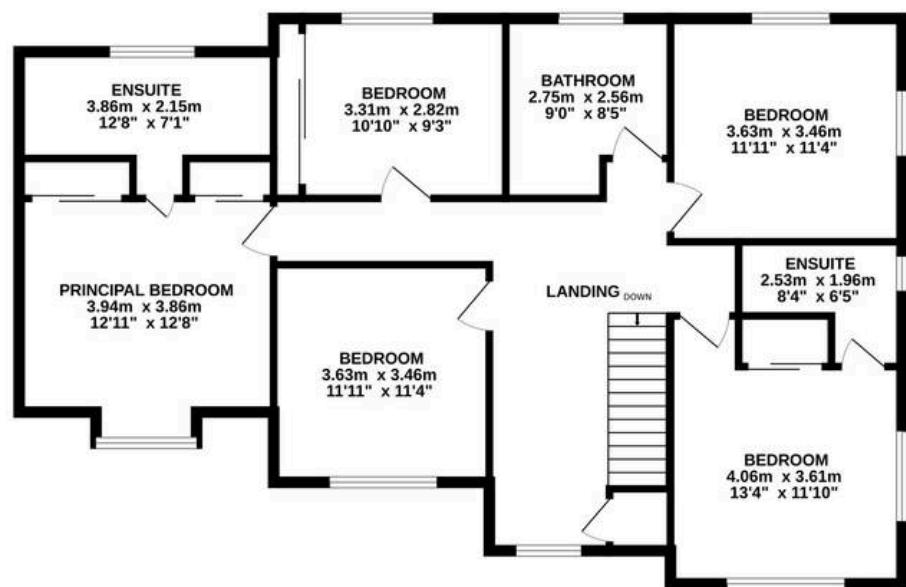
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GROUND FLOOR  
107.5 sq.m. (1157 sq.ft.) approx.



1ST FLOOR  
101.4 sq.m. (1091 sq.ft.) approx.



TOTAL FLOOR AREA : 208.9 sq.m. (2248 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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