



**Jordan Road, Sutton Coldfield - B75 5AD**  
£625,000

 MOORHOUSE



## Jordan Road

### Sutton Coldfield

Set in the ever-coveted Jordan Road, this extended three bedroom detached house presents an exceptional opportunity for families and discerning buyers seeking a spacious home with excellent potential. Occupying a large plot this is an exciting opportunity to create your perfect family home. The property is offered with no upward chain and is ideally positioned close to outstanding schools, Four Oaks train station, and the vibrant amenities of Mere Green.

#### THE PROPERTY....

Upon entering, you are welcomed by a spacious hallway that leads to the main living areas. The living room features a charming fireplace and a bay window, filling the space with natural light and providing a relaxing area for family gatherings. The separate dining room, with patio doors opening to the rear garden, is perfect for entertaining or enjoying meals with a garden view and flows directly to the kitchen.

The extended kitchen overlooks the rear garden and offers ample scope for updating to suit your own style and requirements.

A dedicated study is located to the rear of the home, with patio doors to the garden and is ideal for those working from home or seeking a quiet retreat. Additional ground floor features include a utility room, a convenient guest WC.

- Extended detached family home
- Highly desirable location close to excellent schools
- No upward chain



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Upstairs, the first floor landing leads to three good sized bedrooms, a family bathroom, and a separate WC, ensuring practicality for busy households.

The property also benefits from a garage and driveway, providing off road parking and storage options.

The outside space is equally impressive, with a generous and private rear garden that offers a tranquil retreat for outdoor living. The garden is mainly laid to lawn, bordered by mature shrubs and trees that provide seclusion and a sense of peace, making it ideal for children to play or for hosting summer gatherings. The overall plot provides excellent scope for landscaping or further extension, allowing you to personalise the outdoor spaces to match your lifestyle.

This property truly combines generous accommodation with substantial outside space, all within a sought after and convenient location.







#### LOCATION:

- Mere Green offers a fantastic selection of supermarkets, shops, bars, restaurants and coffee shops. The independently owned Romantica restaurant is a personal favourite!

- Lovers of the great outdoors are spoilt with the 2400 acre Sutton Park just minutes away. Enjoy the wide open spaces or visit one of the lovely restaurants or cafes.

- Excellent transport links with Four Oaks Train Station just a short stroll away with trains to Birmingham and Lichfield.

- For fitness fanatics, we have two excellent gyms on your doorstep along with several high end health clubs and golf courses near by.

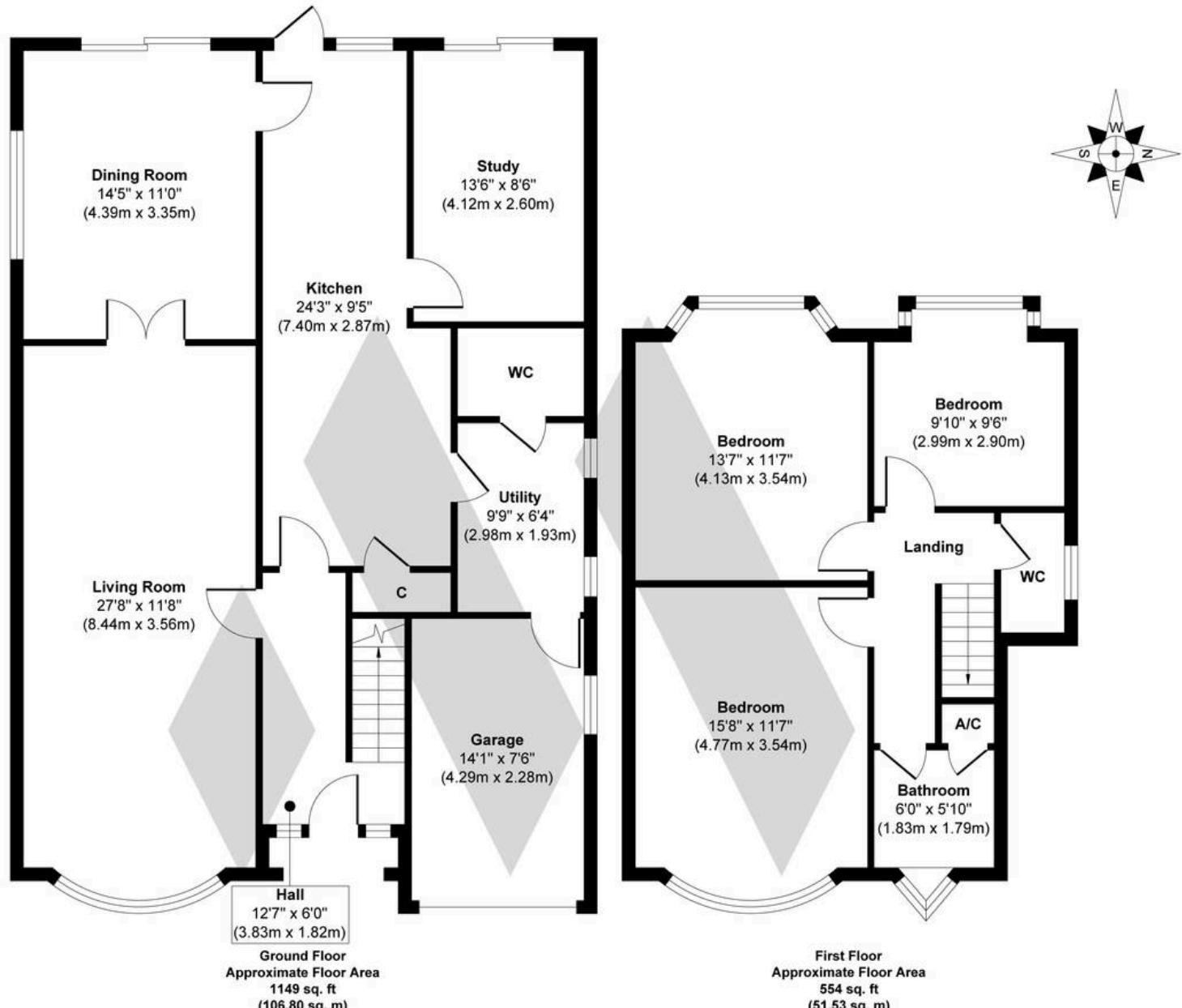
#### FEATURES :

- Extended detached family home
- Highly desirable location close to excellent schools
- No upward chain
- Excellent potential for updating and extending (subject to permission)
- Three good sized bedrooms
- Spacious living room, extended dining room and study
- Extended kitchen, utility room and guest Wc
- Generous sized and private rear garden

Interested? 0121 308 3355

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**Approx. Gross Internal Floor Area 1703 sq. ft / 158.33 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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