



Grosvenor Close,
Sutton Coldfield, B75 6RS

Offers in Excess of £750,000

This fantastic family home is ideal for those who are looking to really upgrade their living situation and ensure that they are residing in a top quality house for many years to come.

Nestled on a corner plot, this detached residence exudes sophistication and comfort. With an energy rating of A, this home seamlessly combines elegance with efficiency, offering a sanctuary for modern living.

Upon entering, one is greeted by the warmth of wood parquet flooring in the expansive living room and hall. The heart of the home lies in its stylish kitchen/family area/dining space, adorned with bespoke fittings, perfect for entertaining or quiet family gatherings. A spacious utility room and downstairs WC offer convenience and practicality. Upstairs, five bedrooms await, including two en-suites, some with fitted wardrobes and some enjoying dual aspect views, complemented by a family bathroom.

Outside, the double garage provides ample storage and parking. The rear garden wraps around the home enjoying sunshine from every aspect. The driveway to the fore provides additional parking.

Grosvenor Close is ideally located for access to highly sought after local schools and it takes just a short walk to gain immediate access to a plenty of amenities within desirable Mere Green. There is a selection of bistro's, café's, restaurants, supermarkets and boutiques along with national chain supermarkets and local train links provide direct routes into Birmingham & Lichfield City Centres, ideal for access to London should it be desired.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold. Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737 or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

WC

Living Room
5.99m (19'8") x 3.58m (11'9")

Kitchen/Dining/Family Area
5.95m (19'6") x 5.41m (17'9")

Utility
5.31m (17'5") x 2.00m (6'7")

Double Garage

Galleried Landing

Bedroom 1
4.06m (13'4") x 3.60m (11'10")

En-suite

Bedroom 2
3.25m (10'8") x 2.37m (7'9")

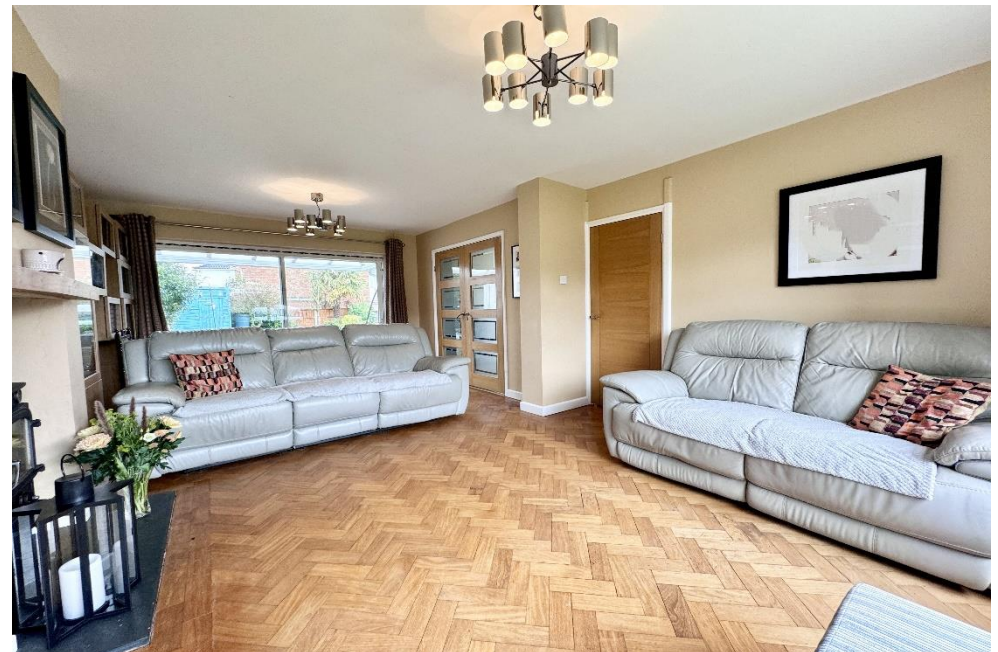
Ensuite

Bedroom 3
3.53m (11'7") x 3.23m (10'7")

Bedroom 4
3.58m (11'9") x 2.52m (8'3")

Bedroom 5
2.95m (9'8") x 1.69m (5'6")

Bathroom





Floor Plan

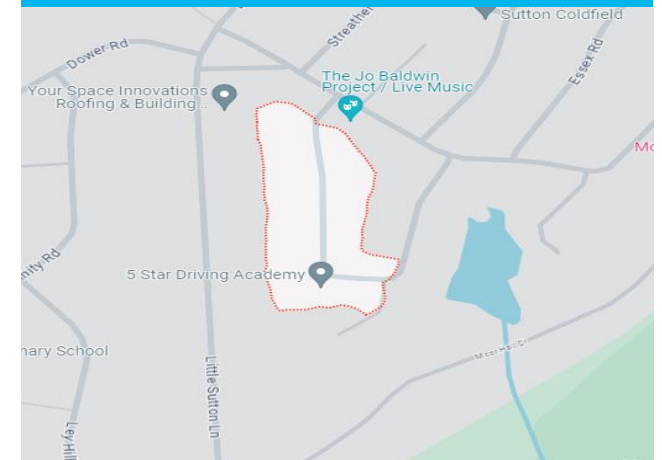
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: