



**Hill Village Road, Sutton Coldfield - B75 5JQ**  
£875,000

 MOORHOUSE



## Hill Village Road Sutton Coldfield

This exceptional detached family home has been fully refurbished to an exacting standard, offering an impressive blend of contemporary style and comfortable family living. Extended and thoughtfully designed, the property features four well-proportioned bedrooms and is perfectly positioned for family life, located within walking distance to The Arthur Terry School and Mere Green. This impressive home boasts a large garden, a high-end finish throughout and may just be your perfect family home.

### THE PROPERTY....

The welcoming hallway leads to a beautiful lounge, complete with a feature fireplace and elegant bay window, creating a warm and inviting space to relax. A separate sitting room enjoys views across the gardens, providing a peaceful retreat or an ideal spot for entertaining guests.

The heart of the home is the stunning open plan kitchen/dining/family room, which is flooded with natural light thanks to a striking roof lantern and expansive patio doors that open onto the garden decking. This space is finished with Amtico flooring and a feature real flame fire adds warmth to the room. The kitchen is fitted with high-end kitchen cabinetry to include a large breakfast island and is adorned with high-end integrated appliances. The kitchen/dining/family room is the perfect space for socialising and entertaining guests and is a culinary enthusiasts dream.

Additional practical features include a utility room and



## Hill Village Road

Sutton Coldfield

Upstairs, the landing leads to a luxurious principal bedroom with fitted wardrobes and a stylish en suite. Three further bedrooms offer flexible accommodation, with bedroom three also benefiting from fitted wardrobes. The stunning family bathroom has been finished to a luxurious standard, providing a relaxing sanctuary.

The property is approached via a newly laid resin bonded driveway, providing ample off-road parking for multiple vehicles. With the garage providing additional storage space.

The outside space is equally impressive, with a large, mature rear garden that has been thoughtfully landscaped to provide a tranquil setting for outdoor living. A composite decked patio area is perfect for al fresco dining, summer barbeques, or simply enjoying the peaceful surroundings. The garden offers plenty of space for children to play or for keen gardeners to create their own haven, with established planting providing privacy and year-round interest.

This outstanding home combines luxurious interiors with exceptional outdoor space, making it the ideal choice for families seeking a premium lifestyle in a sought-after location.





#### LOCATION:

- A short walk from Mere Green which is home to a range of shops, supermarkets, bars and restaurants.
- Four Oaks is blessed with excellent schools and the highly regarded Arthur Terry School is just minutes away.
- Fantastic transport links with Butlers Lane train station close by, getting you to Birmingham or Lichfield within 20 minutes.
- Escape to nature and visit Sutton Park, with its open spaces, cafes, lakes and playgrounds there really is something for everyone!

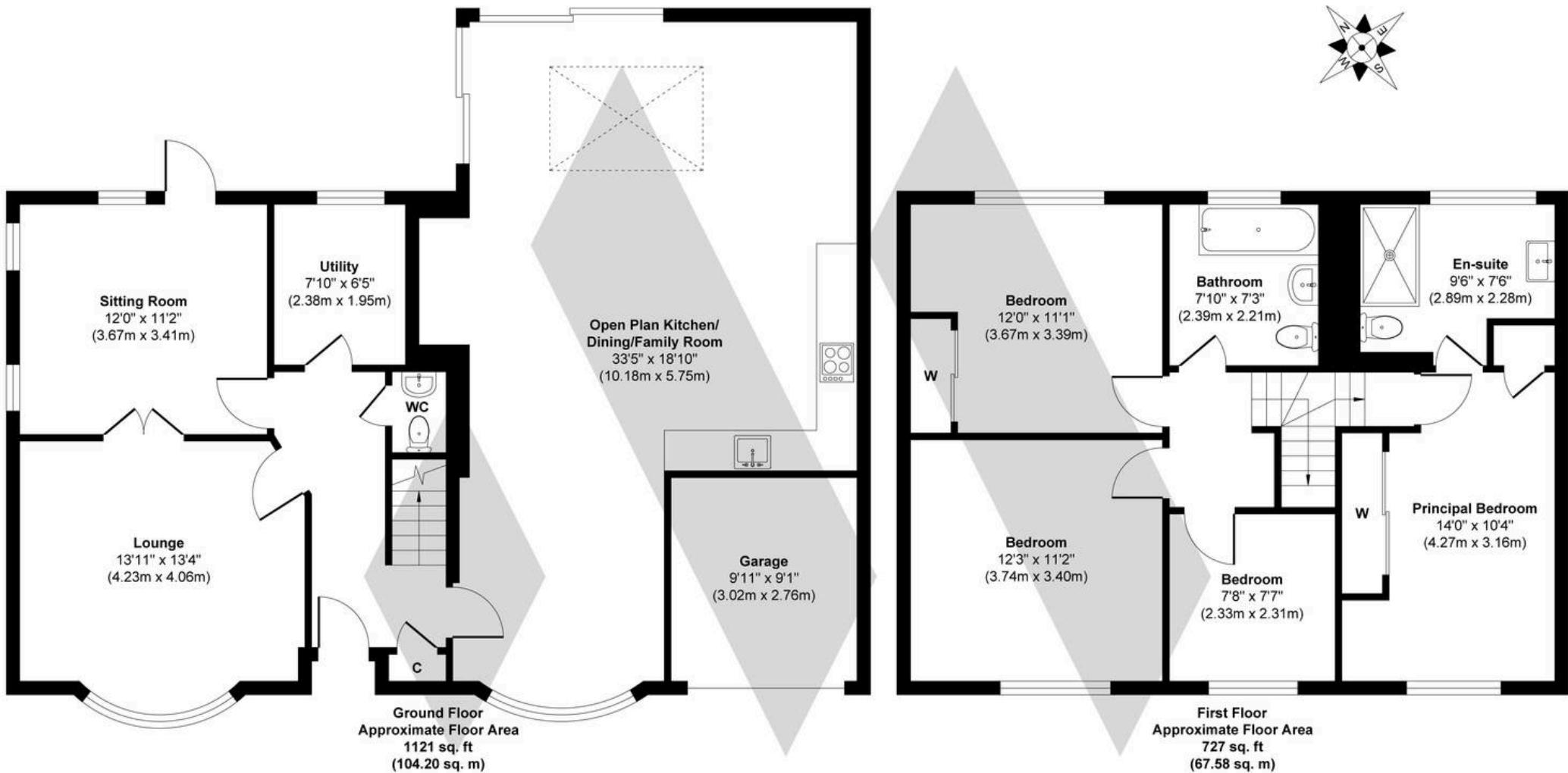
#### FEATURES :

- An exceptional detached family home fully refurbished to a high standard
- Perfectly positioned for family life and within walking distance of excellent school
- Four Bedrooms and two stunning bathrooms
- Beautifully designed modern open plan kitchen/dining/family room
- Two immaculately presented reception rooms
- Additional convenience with the utility room and guest WC
- Large private rear garden
- Newly laid resin bonded driveway providing ample parking

Interested ? 0121 308 3355

[fouroaks@moorhouse-property.co.uk](mailto:fouroaks@moorhouse-property.co.uk)





Approx. Gross Internal Floor Area 1848 sq. ft / 171.78 sq. m

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

Produced by Elements Property

# MOORHOUSE



You can include any text here. The text can be modified upon generating your brochure.

