



**Coburn Drive, Sutton Coldfield - B75 5NT**  
**£335,000**

 **MOORHOUSE**



## Coburn Drive

### Sutton Coldfield

Upon entering, you are greeted by a welcoming reception hallway that guides you to the attractive lounge, a perfect space for relaxation and entertaining. The real heart of the home lies in the stunning open plan kitchen/diner, complete with modern cabinetry, sleek countertops, and appliances. The patio doors open up to the rear garden, seamlessly blending indoor and outdoor living spaces, perfect for hosting summer gatherings or enjoying a morning coffee in peace.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each offering comfort and style. The main bathroom and en-suite to the principal bedroom provide convenience and luxury for the whole family.





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The property is complete with a block paved driveway providing ample parking space, ensuring convenience for residents and guests alike. The garage located in a separate block offers additional storage space and the perfect place to store bikes, tools, or other outdoor equipment.

Outside, the property boasts a private rear garden for its residents to enjoy. The well-maintained garden offers a tranquil retreat, providing the perfect setting for outdoor relaxation and al fresco dining. Whether it's a summer barbeque with friends or a quiet evening under the stars, the garden provides a versatile space for all occasions.

Perfectly designed for modern family living, this property is truly an ideal family home in a prime location. Viewing is highly recommended to fully appreciate the charm and beauty of this residence.







## 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

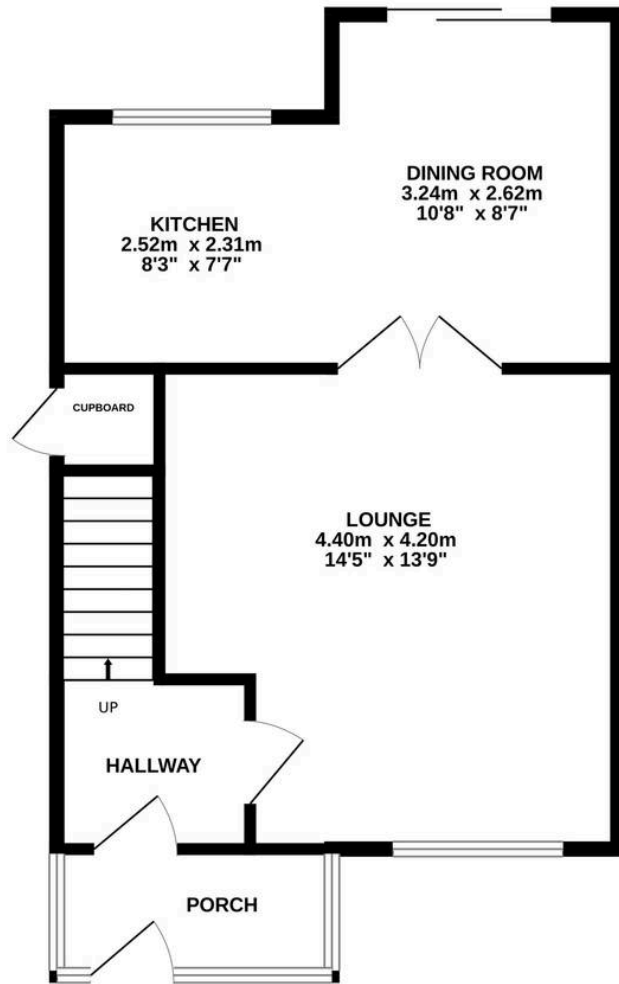
## INTERESTED?

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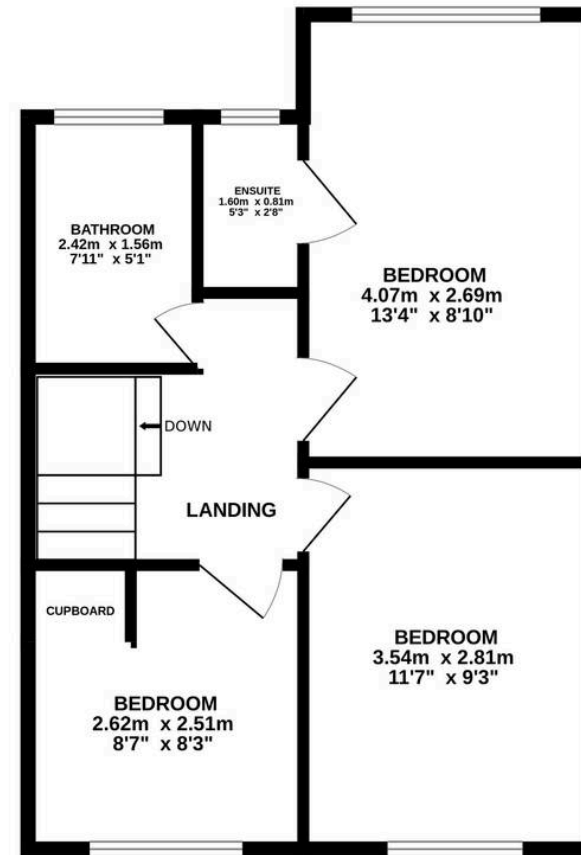
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GROUND FLOOR  
39.8 sq.m. (429 sq.ft.) approx.



1ST FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 76.7 sq.m. (826 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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