



4 Gunner Grove,
£400,000

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I think with this one, it's easier to just tell you how it's been lived in.

When they moved here, it was just the three of them. First home as a proper family, figuring things out, starting that next stage. Since then, life's got busier, louder, better and the house has just kept up with it all.

That's always a good sign.

The cul-de-sac is a big part of it. It's not something you can fake it's the kind of road where kids are outside, bikes are on the drive, and you're not constantly worrying about what's coming round the corner. It just feels safe. Easy.

Inside, they've put a lot into the house.

The kitchen's been redone and it shows it's not just for show, it's where everything actually happens. Mornings are a bit chaotic, everyone heading in different directions, but it works. Evenings slow down a bit, and you end up back in the same space without really planning to.

Bathrooms are sorted, décor's clean and modern, and overall it's one of those houses where you don't walk in with a mental list of jobs. You just think, "yeah, we could live here".

Upstairs, the bedrooms are exactly what you need them to be. Space for the kids, space for you, and enough flexibility that it changes as life does nursery, home office, whatever comes next.

And then location-wise, it's just easy.

School runs are straightforward, shops aren't a mission, and you've got everything around Sutton Coldfield that you actually use day to day without it feeling busy or overdone.

It's not trying to be anything fancy, this house.

It's just a really good family home, in a really good spot, that's already proven it can handle real life.





- A genuine family home
- Quiet cul-de-sac where kids are out front playing
- Newly fitted kitchen
- Bathrooms already updated
- Fresh, modern feel throughout
- Three brilliant bedrooms
- Layout that just makes sense day to day
- No "to-do list" when you move in
- Close to everything you actually need
- Perfect for a young or growing family

