



Worcester Lane, Sutton Coldfield - B75 5NA
£400,000

 **MOORHOUSE**



Worcester Lane

Sutton Coldfield

This exquisite and beautifully presented three bedroom semi-detached house offers the epitome of refined family living. The property is ideally situated within this highly sought-after residential area and just a short walk to the esteemed Little Sutton Primary School, catering perfectly to families looking for convenience and quality education. Boasting an impeccable finish throughout and a large garden this really is the perfect family home.

THE PROPERTY....

Upon entering, one is greeted by the inviting hallway which immediately sets the tone for the rest of the home - a perfect mix of warmth and style. The stunning living/dining room adorned with a feature fireplace creates a perfect setting for cosy family nights or entertaining guests.



The heart of the home - a beautiful kitchen with modern cabinetry and exquisite worktops creating a culinary haven and perfect for entertaining friends and family. Every detail has been carefully curated to create a space that is as functional as it is luxurious, ensuring that cooking and entertaining is elevated to new heights of sophistication.

Adjacent to the kitchen is the superb conservatory, this space effortlessly blends indoor and outdoor living, perfect for relaxing in style. A guest WC completes the ground floor accommodation.

- Three bedrooms & luxury bathroom
- Highly desirable residential location



15 Worcester Lane

Sutton Coldfield, Sutton Coldfield

Ascending the staircase to the first floor, a well-appointed landing leads to three generously sized bedrooms, each offering a tranquil retreat from the hustle and bustle of daily life, two of which boast fitted wardrobes giving ample storage space.

The luxury family bathroom exudes elegance and comfort, providing a sanctuary for relaxation after a long day.

A rear garage and workshop offer additional storage or hobby space while the driveway provides convenient parking for residents and visitors alike.

The large rear garden offers a generous expanse, complete with a neat lawn and a charming patio area perfect for al fresco dining and summer gatherings. Whether you are looking for a vibrant outdoor area for family activities or a serene garden retreat, this property provides the perfect canvas to create your own outdoor haven.

With its immaculate presentation and thoughtful design, this home beckons for a viewing, promising a lifestyle of comfort and sophistication in equal measure.







LOCATION:

- The highly regarded Little Sutton Primary School is just short stroll away.

- Mere Green is home to a range of shops, supermarkets, bars and restaurants. Romantica Italian Restaurant is a personal favourite.

- Fitness fans? You are spoilt for choice with two excellent gyms close by along with several Golf clubs, to include Aston Wood and Moor Hall.

FEATURES :

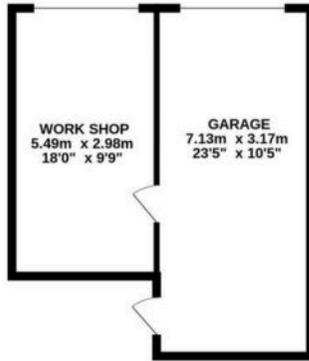
- Three bedrooms & luxury bathroom
- Highly desirable residential location
- Walking distance to the highly regarded Little Sutton Primary School
- Stunning living/dining room & conservatory
- Beautifully fitted kitchen
- Large garden
- Rear garage & workshop
- Immaculate family home with no upward chain and viewing recommended

Interested? 0121 308 3355

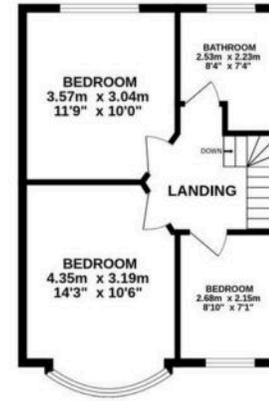
fouroaks@moorhouse-property.co.uk



GROUND FLOOR
91.0 sq.m. (960 sq.ft.) approx.



1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 130.9 sq.m. (1409 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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