



**Grange Lane, Sutton Coldfield - B75 5JX**  
**£325,000**

 **MOORHOUSE**



## Grange Lane

### Sutton Coldfield

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, seamlessly opening into the dining room, creating an inviting space ideal for both family gatherings and entertaining guests.

The separate sitting room, with patio doors overlooking the garden, offers a tranquil retreat for relaxation or a bright playroom for children.

A well-proportioned kitchen is ready for a personal touch, providing ample scope for modernisation and customisation to suit your lifestyle.





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Upstairs, a light-filled landing leads to three generously sized bedrooms, each offering comfortable accommodation and a peaceful atmosphere. The family bathroom completes the first-floor layout, providing both functionality and scope for further enhancement.

A garage and driveway ensure convenient off-street parking and valuable storage.

The outside space is equally impressive, featuring a generous rear garden that offers a wealth of possibilities for outdoor living. The garden is an ideal canvas for al fresco dining, summer barbeques, or simply unwinding amidst mature planting and open lawn. Children will delight in the ample space to play, explore, and enjoy the outdoors in safety, while adults can envision creating dedicated zones for relaxation, gardening, or entertaining. The garden's size allows for the addition of outdoor seating, play equipment, or even a vegetable patch, catering to a variety of lifestyles and interests.







## FEATURES:

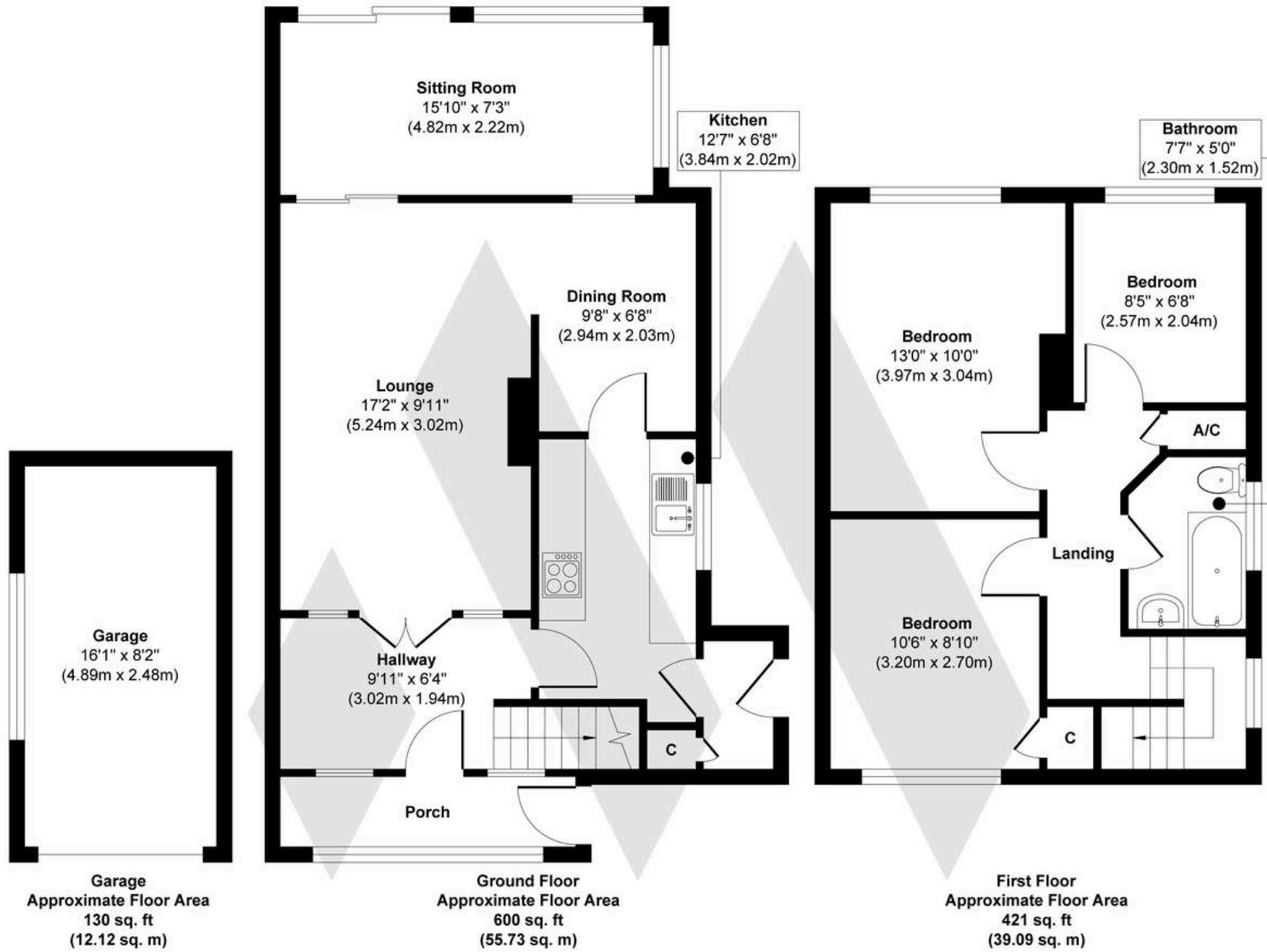
- A rare opportunity to acquire a semi detached home with huge potential
- Highly regarded location with excellent schools within easy reach
- Welcoming hallway
- Lounge, dining room and sitting room
- Kitchen
- Three good bedrooms and family bathroom
- Generous sized rear garden
- Garage and driveway

## INTERESTED?

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**Approx. Gross Internal Floor Area 1151 sq. ft / 106.94 sq. m (Including Garage)**

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

Produced by Elements Property

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