



Bracken Way, Sutton Coldfield - B74 3PF

In Excess of £400,000

 **MOORHOUSE**

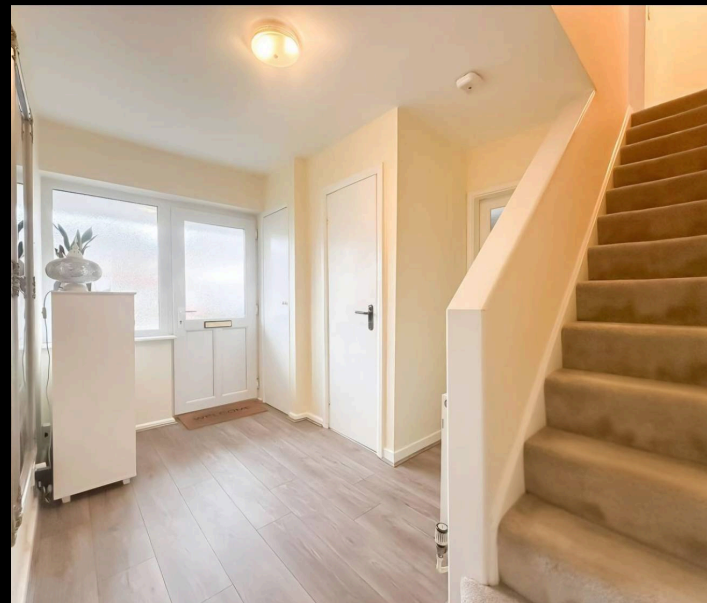


Bracken Way

Sutton Coldfield

As you step inside the property's welcoming hallway, you are immediately greeted by the promise of a spacious home waiting to be personalised to suit your lifestyle. The ground floor boasts a lovely lounge perfect for relaxing evenings, a separate dining room ideal for entertaining guests, a refreshed kitchen with a range of wall and base units, fitted fridge and dishwasher with the benefit of a separate utility. A study area ideal if you wish to work from home or can be used as extra storage. Convenience is key with the inclusion of a guest WC, ensuring practicality meets style at every turn.

Ascend to the first floor via the landing, where four generously proportioned bedrooms await, along with the principal bedroom having an en-suite shower room. Please note three of the bedrooms are double and great for the family to enjoy with two having fitted wardrobes. The remaining bedrooms are served by the family bathroom.





Bracken Way

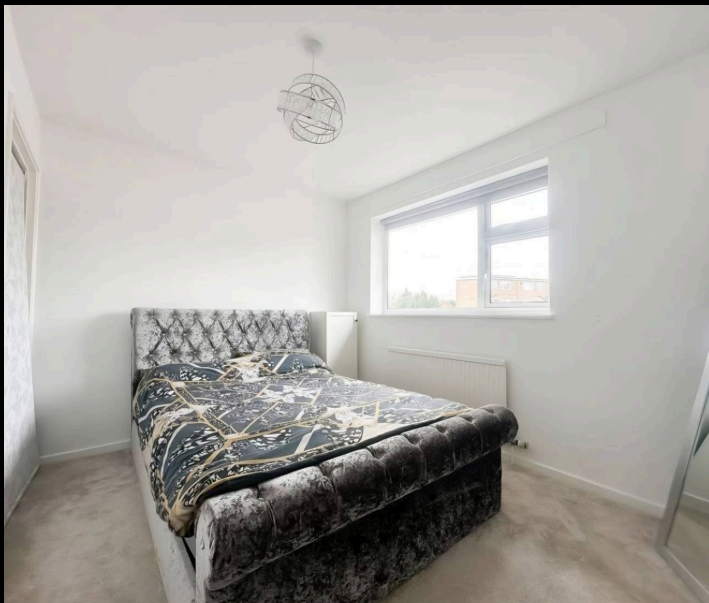
Sutton Coldfield

Externally, this residence is further enhanced by the presence of a good sized rear garden, providing a tranquil outdoor sanctuary for quiet moments of relaxation or vibrant gatherings with loved ones. Whether you have a green thumb or simply appreciate the beauty of nature, the gardens offer a canvas for your gardening aspirations.

There is potential to extend or converted to an open plan kitchen or extended lounge subject to planning/building regs

A garage and driveway complete the picture, offering ample parking space for several vehicles and additional storage for your convenience.

With its prime location, spacious interiors, and versatile layout, this property presents an exciting opportunity to create a dream home that reflects your personality and style. Make your mark on this residence and experience a lifestyle of comfort, convenience, and endless possibilities.







FEATURES:

- Spacious extended semi detached family residence
- Four bedrooms with principal en-suite
- Two good sized reception rooms
- Separate study, guest w.c. and utility
- Family bathroom with three piece suite
- Garage with rear access to garden
- Good sized driveway
- Garden with patio ideal for entertaining

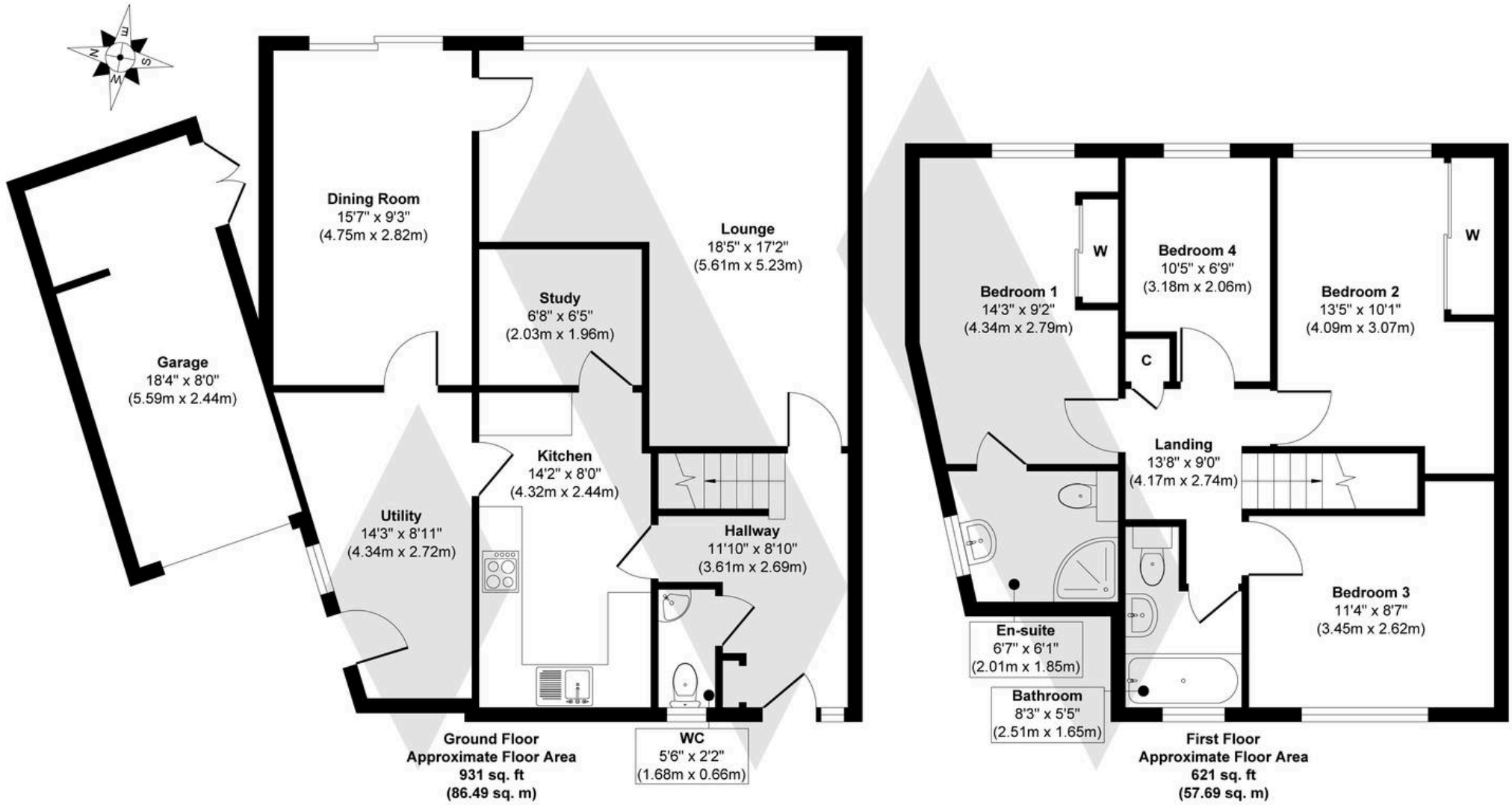
INTERESTED?

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9 Bracken Way



Approx. Gross Internal Floor Area 1552 sq. ft / 144.18 sq. m (Including Garage)

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

Produced by Elements Property

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