



**Bushey Close, Sutton Coldfield**  
**£575,000**





## Bushey Close

### Sutton Coldfield

Upon entering, you are welcomed by a spacious hallway adorned with elegant parquet flooring, which flows seamlessly through the principal reception rooms and creates a sense of warmth and continuity.

The expansive living room is bathed in natural light from a charming bay window and features a striking fireplace as its centrepiece, while double doors open into the versatile dining room, currently styled as a sitting room, which is ideal for formal entertaining or relaxed family gatherings. Bi-fold doors invite the outdoors in, leading directly to the rear garden.

At the heart of the home is a stunning open plan breakfast kitchen. Designed for everyday living as much as entertaining, it is filled with natural light thanks to the bi-fold doors opening directly onto the garden. Thoughtfully planned with sleek modern cabinetry, quartz worktops and a central breakfast island, complemented by quality integrated appliances. This impressive space is perfect for both every-day living and special occasions.

The ground floor also benefits from a stylish shower room and a guest WC.







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Ascending the staircase, enhanced by inset lighting, you will find a spacious landing leading to the principal bedroom, which enjoys views over the rear garden and features fitted wardrobes. Three further double bedrooms each with fitted wardrobes, ensure comfort and practicality for all family members.

The luxury family bathroom is finished to a high specification, providing a serene retreat.

To the front, the driveway offers generous off road parking and is bordered by neat planting, creating a welcoming first impression. The garage store provides useful additional storage,

The wonderful rear garden is a true highlight, featuring a large paved patio that is perfect for al fresco dining or summer gatherings. The immaculate lawn is bordered by well-tended planting, providing a picturesque backdrop and a safe space for children to play.











## FEATURES:

- An immaculate detached family home
- Desirable cul-de-sac location
- Four well proportioned bedrooms
- Modern family bathroom and ground floor shower room
- Stunning open plan breakfast kitchen with bi-fold doors to garden
- Two versatile reception rooms ideal as living room, dining room or sitting room
- A wonderful rear garden with patio perfect for entertaining
- Driveway providing off road parking

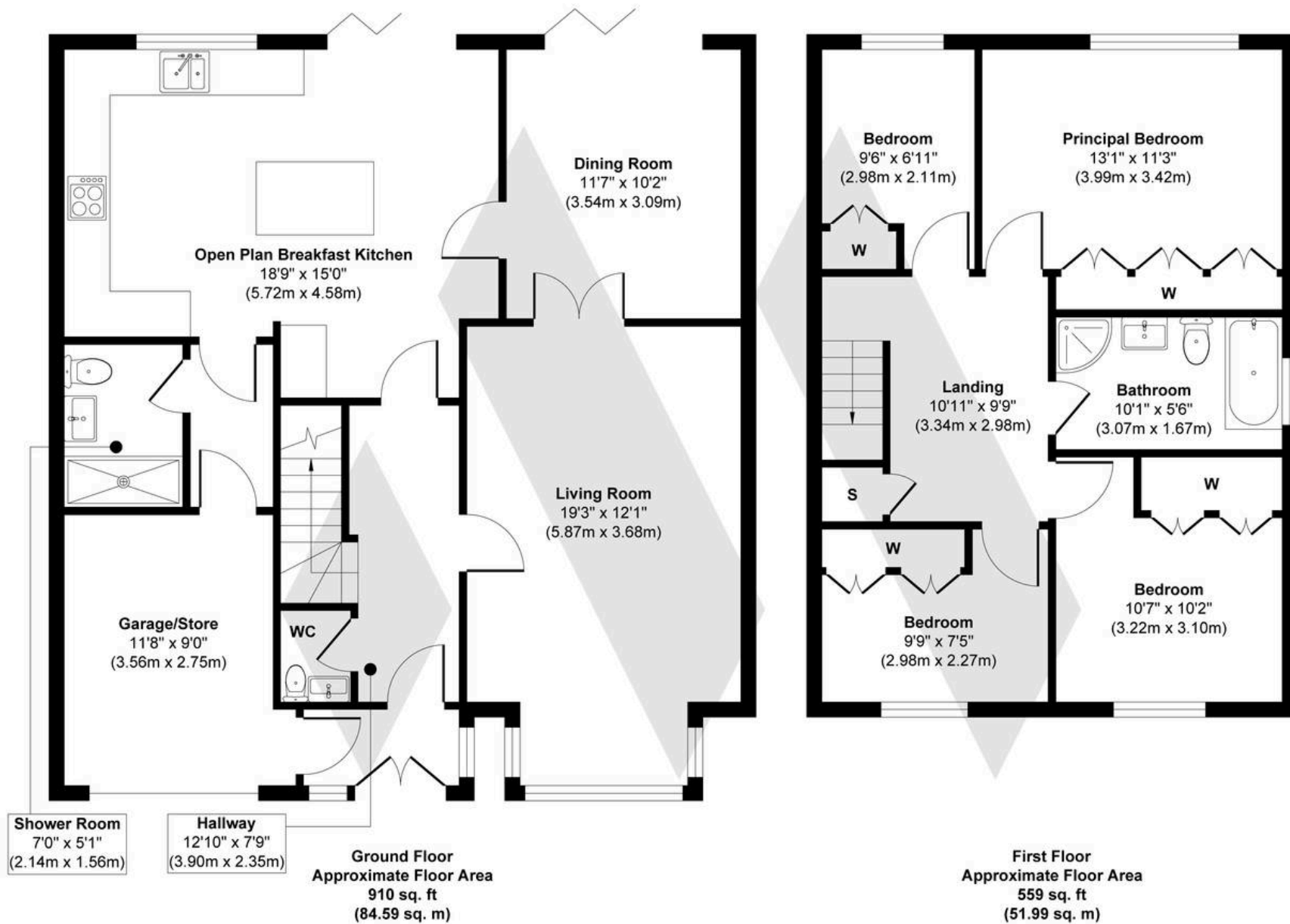
## INTERESTED?

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**Approx. Gross Internal Floor Area 1469 sq. ft / 136.58 sq. m (Including Garage)**

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

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