



**Grange Lane, Sutton Coldfield - B75 5LJ**

Guide Price £410,000

 **MOORHOUSE**





## Grange Lane

### Four Oaks, 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 an extended lounge perfect for relaxing evenings, a separate dining room ideal for entertaining guests, and an extended breakfast kitchen designed to inspire your inner chef. Convenience is key with the inclusion of a utility room and 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 well-appointed family bathroom along with a an additional guest Wc to accommodate the needs of a busy household.







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Externally, this residence is further enhanced by the presence of front and rear gardens, 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.

A garage and driveway complete the picture, offering ample parking space for 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:

- Four bedroom, bathroom and additional Wc
- Popular location
- Spacious home with further potential
- Extended lounge and separate dining room
- Extended breakfast kitchen
- Utility & Guest Wc
- Front and rear gardens
- Garage & driveway

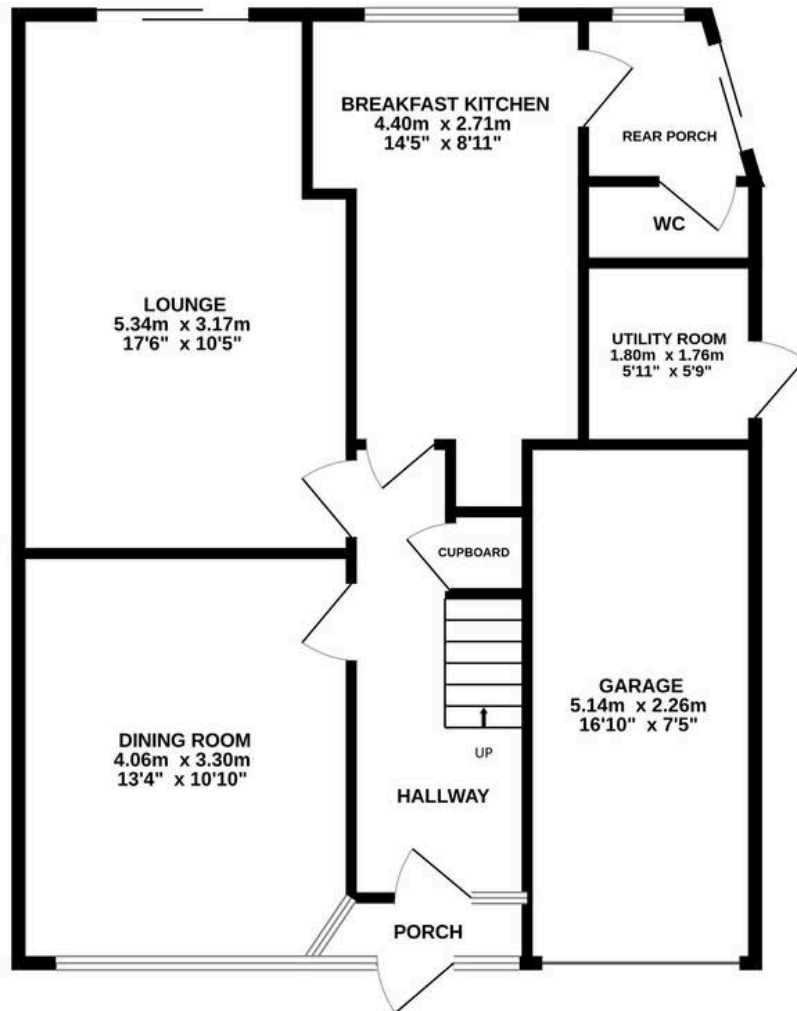
## INTERESTED?

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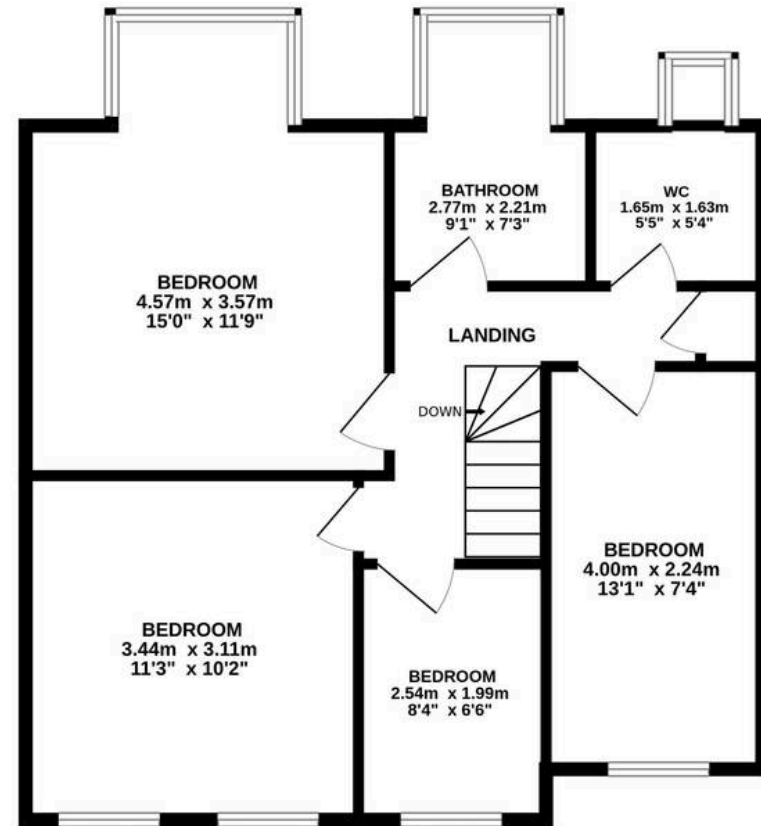
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GROUND FLOOR  
68.2 sq.m. (734 sq.ft.) approx.



1ST FLOOR  
53.1 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA : 121.3 sq.m. (1306 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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