



**Longmoor Road, Sutton Coldfield - B73 6UB**  
**£475,000**





## Longmoor Road

### Sutton Coldfield

Situated in a highly sought-after residential location, this exquisite four/five bedroom semi-detached house exudes elegance and boasts a wealth of features. This home boasts a high-spec finish that will exceed expectations. Extended and beautifully presented, this family home radiates charm, and represents an exceptional opportunity for a family seeking modern and spacious accommodation.

#### THE PROPERTY....

Upon entering the property, a welcoming hallway awaits, leading to a stylish lounge ideal for relaxation. The sitting room offers flexibility to be transformed into a playroom or a cosy family retreat.

The heart of this residence lies in the stunning extended kitchen/dining/family room, designed to inspire and impress and is a culinary enthusiast's dream. Featuring bi-fold doors that seamlessly connect the indoor and outdoor spaces, this area is drenched in natural light thanks to the roof windows, creating an inviting atmosphere for gatherings, socialising and entertaining guests.

Additional conveniences include a utility room, a home office for remote work, a guest WC for visitors' comfort, and a charming conservatory perfect for enjoying the garden view.

- Four bedrooms, three bathrooms & dressing room/bedroom five
- Highly popular residential location
- Stunning extended open plan kitchen/dining/family





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Ascend to the first floor via the elegant staircase to find the principal bedroom with a luxurious en-suite, two sizeable double bedrooms, and the versatile dressing room that could easily transform into a fifth bedroom. Completing this level is the well-appointed family bathroom.

Venture up to the second floor to discover a double bedroom with its own en-suite, offering a private sanctuary ideal for guests or older children.

Outside, this property is equally impressive, with a block-paved driveway providing ample parking space and enhancing the property's kerb appeal.

The large rear garden offers a generous expanse, complete with a neat lawn and a charming decked 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.

This is a property where cherished memories are waiting to be created, and where every detail has been carefully considered to offer a lifestyle of convenience and refinement.











#### LOCATION:

- Sutton Park is just a short walk away and boasts 2400 acres of open space, with cafes, lakes, playgrounds and even wild ponies!

- Bannantynes health club and spa is just minutes away.

- Mere Green and Streetly Village have an abundance of bars, restaurants, independent shops and coffee shops - Mocha is a local favourite!

#### FEATURES :

- Four bedrooms, three bathrooms & dressing room/bedroom five
- Highly popular residential location
- Stunning extended open plan kitchen/dining/family room
- Lounge and separate sitting room
- Utility & guest Wc
- Office & conservatory
- Generous sized rear garden
- Block paved driveway

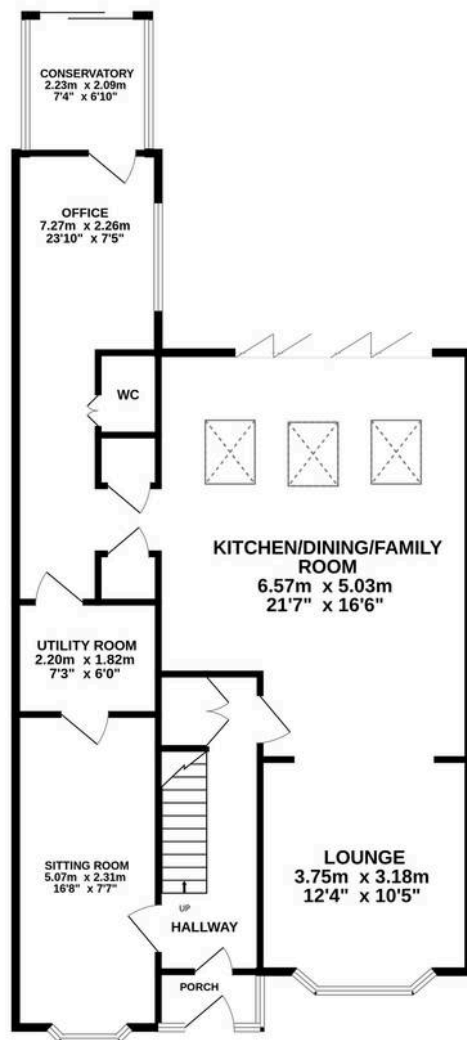
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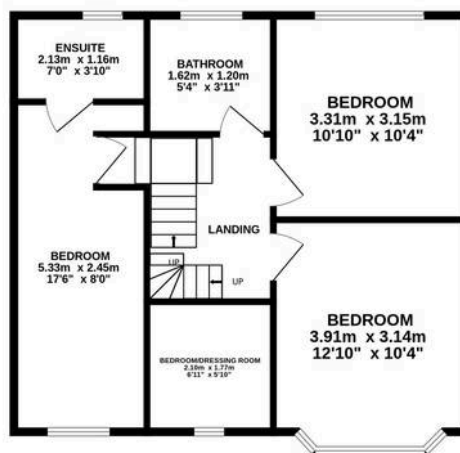




GROUND FLOOR  
89.8 sq.m. (967 sq.ft.) approx.



1ST FLOOR  
50.1 sq.m. (540 sq.ft.) approx.



2ND FLOOR  
20.8 sq.m. (224 sq.ft.) approx.



TOTAL FLOOR AREA : 160.7 sq.m. (1730 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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