



**Buxton Road, Sutton Coldfield**  
**£595,000**



## Buxton Road

### Sutton Coldfield

Upon entry, one is welcomed with a spacious hallway that sets a refined tone for the accommodation beyond. The inviting lounge and dining room, complete with a charming feature fireplace and log burner, is bathed in natural light thanks to French doors that open directly to the garden, creating a seamless flow between indoor and outdoor spaces.

The heart of the home is the beautifully extended breakfast kitchen, where a vaulted ceiling and roof windows flood the space with light, and features an excellent range of cabinetry and integrated appliances, worktops provide both style and practicality and include a breakfast bar. This kitchen also features French doors to the garden, making it an ideal spot for both relaxed family meals and entertaining guests.

A separate utility room offers additional convenience, while a guest WC is thoughtfully located off the hallway.





## Buxton Road

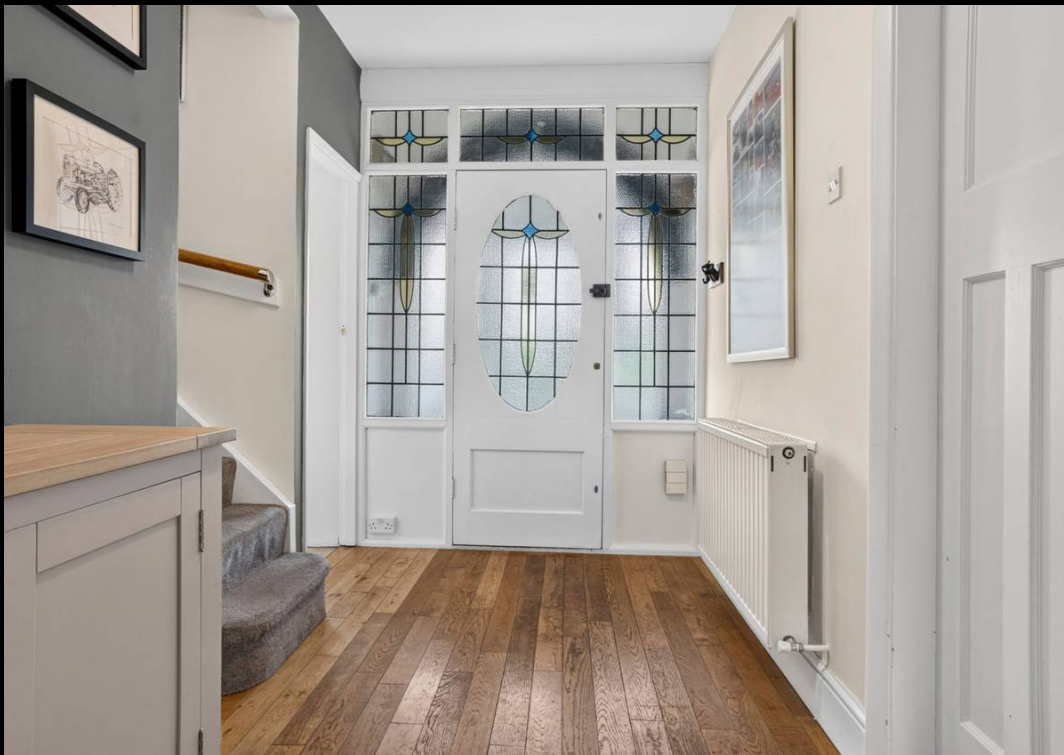
### Sutton Coldfield

Upstairs, the landing has a staircase to the second floor, and also leads to the principal bedroom which boasts a private en-suite, four further bedrooms offer flexibility for family, guests, or home working, all served by the contemporary family bathroom.

The second floor presents a spacious loft room with roof windows, offering versatile accommodation for a playroom, studio, or additional guest room as required. A large garage and ample driveway provide secure parking and storage, ensuring this home is as practical as it is stylish.

The outside space of this property is designed to enhance both relaxation and entertaining, well-tended lawns, and a selection of established trees and shrubs create a sense of privacy and seclusion. The garden is easily accessed via French doors from both the lounge and the kitchen, allowing for a harmonious connection between the interior living spaces and the outdoors.









## FEATURES:

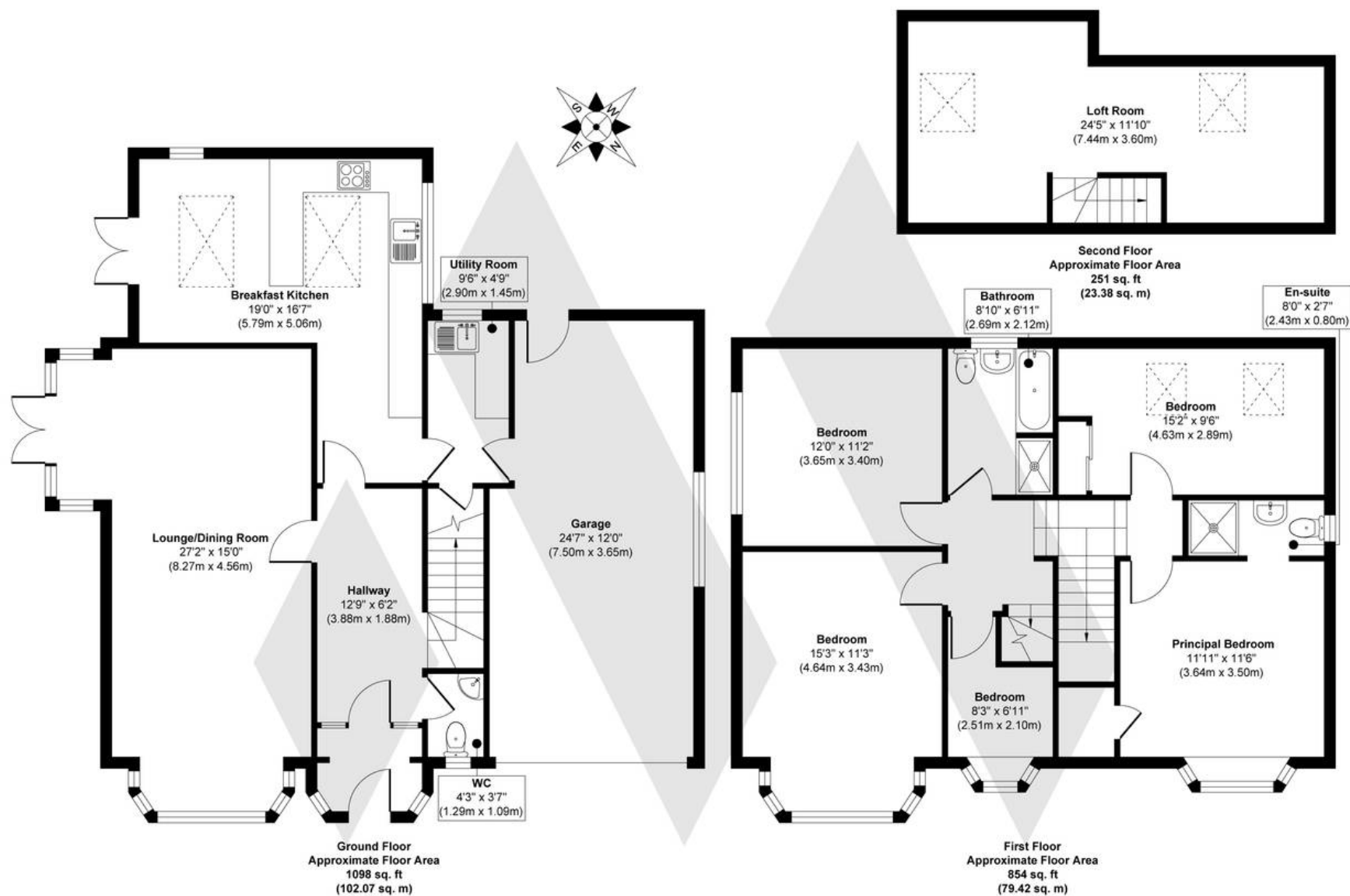
- A detached five bedroom home occupying a corner plot position
- Found on this desirable Sutton Coldfield residential road
- Extended and well presented throughout
- Generous lounge/dining room with french doors to garden
- Breakfast kitchen with roof windows and separate utility room
- Principal bedroom with en-suite
- Spacious loft room providing a flexible space
- Large garage and driveway

## INTERESTED?

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**Approx. Gross Internal Floor Area 2203 sq. ft / 204.87 sq. m (Including Garage)**

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

Produced by Elements Property

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