



Knighton Close, Sutton Coldfield - B74 4BA
£525,000



Knighton Close

Sutton Coldfield

Upon entering, one is greeted by an inviting hallway which sets the tone for the rest of the home. The attractive front lounge has a bay window which allows natural light to flood the space and a feature fireplace creates a cosy setting for relaxing evenings. To the rear, a versatile sitting room overlooks the garden, providing a tranquil spot for reading or enjoying quiet mornings.

The heart of the home is the extended open plan breakfast kitchen, thoughtfully designed with high quality cabinetry, integrated appliances, a roof window that bathes the area in sunlight, and french doors that open directly onto the garden - perfect for al-fresco dining or entertaining guests. A practical utility room and a guest WC complete the ground floor, ensuring convenience for busy family life.





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Upstairs, the spacious landing leads to three well proportioned bedrooms, each offering ample space for rest and study, and a beautifully fitted bathroom that combines contemporary style with comfort, with a separate matching Wc.

Additional features include a garage/store for extra storage and a private driveway that provides off-road parking for multiple vehicles.

The private rear garden that has been thoughtfully laid out to create a peaceful retreat for the whole family. Enjoy morning coffee on the patio, surrounded by mature planting and a lawn that provides plenty of space for children to play or for summer gatherings with friends.

This property truly offers a rare combination of style, comfort, and convenience in one of Four Oaks' most desirable locations.







FEATURES:

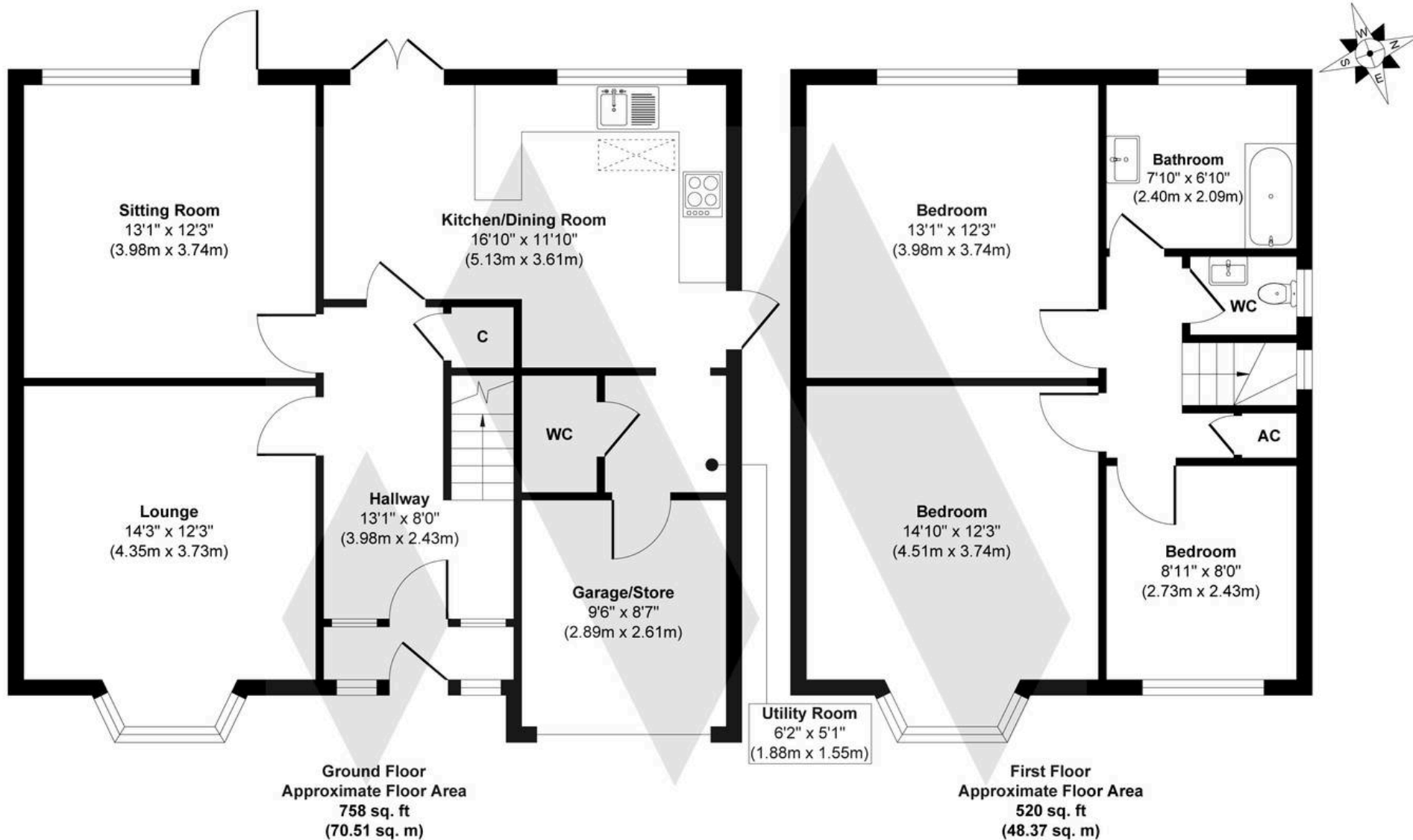
- Peacefully positioned at the end of this quiet cul-de-sac on the ever popular Knighton Close
- Located in the heart of Four Oaks and just a short walk from The Arthur Terry School
- Two reception rooms
- Extended kitchen designed for modern living
- Utility room and guest Wc
- Three well proportioned bedrooms on the first floor
- Private driveway providing off-road parking
- Ideal family home

INTERESTED?

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Approx. Gross Internal Floor Area 1278 sq. ft / 118.88 sq. m

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

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