



**Bridle Lane, Sutton Coldfield - B74 3HQ**  
£425,000

 MOORHOUSE



## Bridle Lane Sutton Coldfield

Welcome to this attractive detached family home located on the highly popular Bridle Lane. This well-presented property offers a perfect blend of style and comfort, making it an ideal choice for modern family living. Boasting four bedrooms, including an en-suite in the principal bedroom, this property is ideal for a growing family seeking space and style.

### THE PROPERTY....

Upon entering, you are greeted by a welcoming hallway leading to an attractive lounge featuring a charming fireplace, creating a cosy atmosphere for relaxation. The dining area, with French doors opening to a splendid conservatory, provides ample space for entertaining guests and enjoying gatherings. The conservatory itself offers a seamless connection to the garden patio, where you can bask in the tranquillity of outdoor living.

The heart of this home lies in the spacious kitchen/breakfast room, with high gloss cabinetry, red worktops and integrated appliances, and overlooking the well-maintained garden allowing natural light to illuminate the room, a true statement space. A convenient guest WC is situated off the hallway for added practicality.



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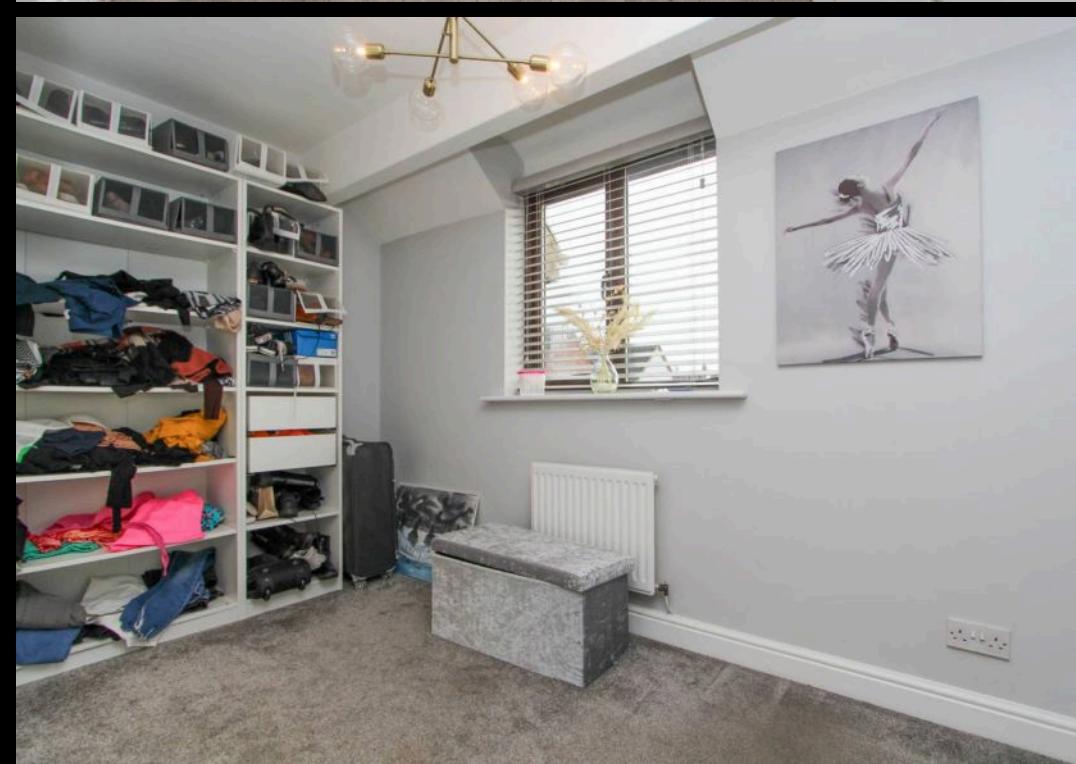
Moving to the first floor, you will find a bright landing leading to the principal bedroom with its own en-suite, offering a private sanctuary within the home.

Additionally, there are three further bedrooms and a well-appointed bathroom, catering to the needs of a growing family.

The property also boasts an integral garage and a driveway, ensuring ample parking space for residents and visitors alike.

Outside, the garden features a charming patio area, perfect for al fresco dining or simply enjoying the serene surroundings. The garden provides a peaceful retreat, ideal for outdoor activities or a spot of gardening. Whether you are unwinding on the patio with a book in hand or hosting a barbecue with loved ones, the outdoor area is a versatile space that can be tailored to suit your lifestyle.







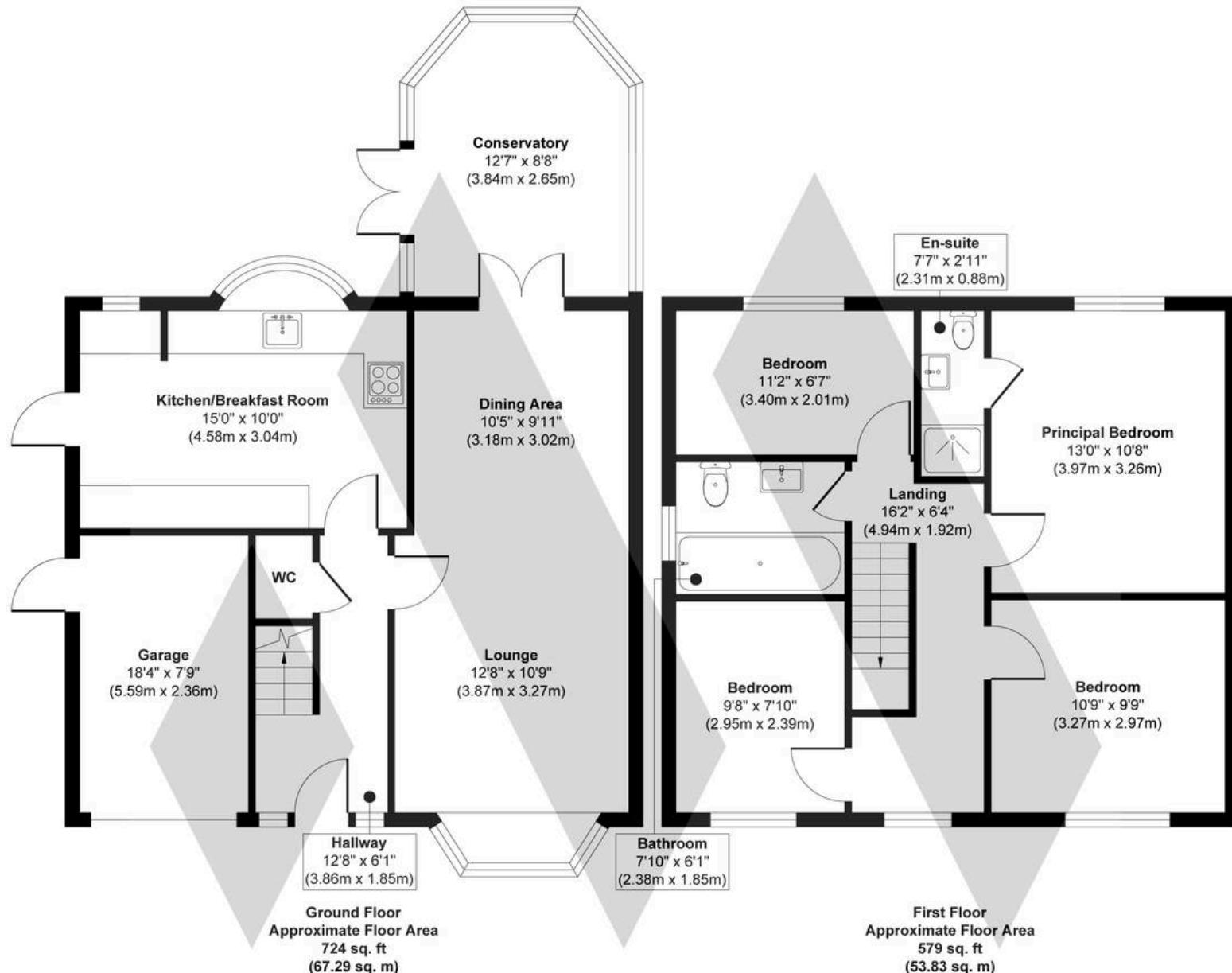
#### FEATURES

- Well presented detached family home
- Highly popular location
- Attractive lounge, dining area and superb conservatory
- Well-proportioned rooms ideal for growing families
- Spacious kitchen/breakfast room overlooking the garden
- Principal bedroom with en-suite
- Integral garage and driveway
- Garden with patio area

INTERESTED? 0121 308 3355

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**Approx. Gross Internal Floor Area 1303 sq. ft / 121.12 sq. m**

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

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