



**Foresters Way, Sutton Coldfield - B75 5UF**  
**£520,000**





## Foresters Way

### Sutton Coldfield

Upon entering one is welcomed by the impressive hallway, before being led to the spacious lounge and separate dining room, providing ample space for relaxation and entertaining. The heart of the home lies in the well-appointed breakfast kitchen and utility room, making every-day tasks a breeze. The property also features a superb conservatory, a perfect spot to unwind and enjoy the views of the rear garden. A guest Wc is located off the hallway and completes the ground floor accommodation.







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### Sutton Coldfield

Upstairs, a convenient landing with a linen cupboard adds to the practicality of the home. Four generously sized bedrooms await, including a principal bedroom with an en-suite, and a family shower room.

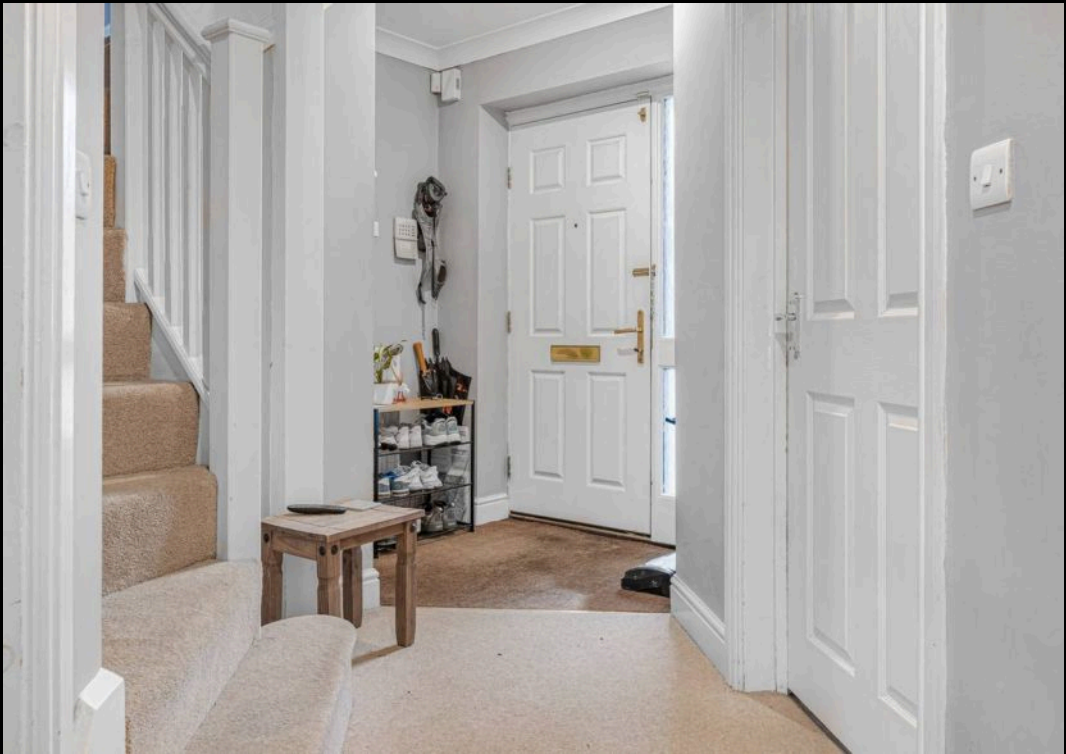
Outside a garage and driveway ensure ample parking for both family and visitors.

A well-maintained rear garden provides a tranquil escape, perfect for enjoying outdoor dining or simply basking in the sunshine. The garden offers ample room for children to play or for green-fingered individuals to exercise their gardening skills. Whether enjoying a morning coffee on the patio or hosting a summer barbeque, the outdoor space of this property is sure to cater to all your lifestyle needs.

With its combination of indoor comfort and outdoor charm, this property presents a rare opportunity to own a modern family home in a sought-after location close to highly regarded schools. This could just be your perfect family home!











## FEATURES:

- Four Double bedrooms, en-suite and family shower room
- Highly desirable modern development
- Close to highly regarded schools
- Spacious lounge and separate dining room
- Breakfast kitchen and utility room
- Superb conservatory
- Garage and driveway
- Rear garden

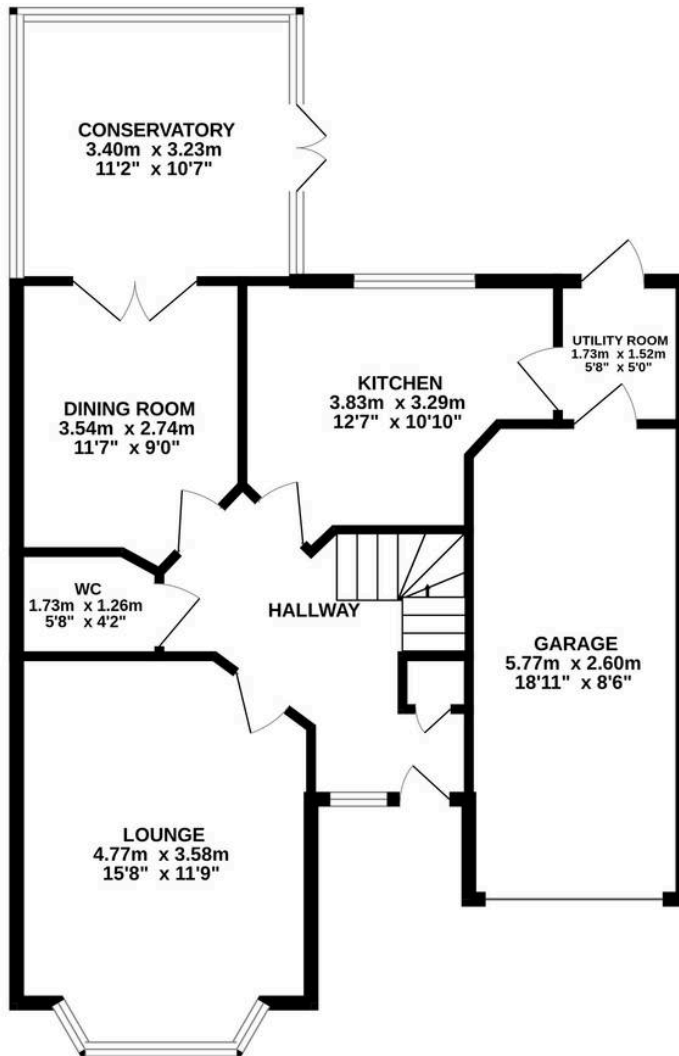
## INTERESTED?

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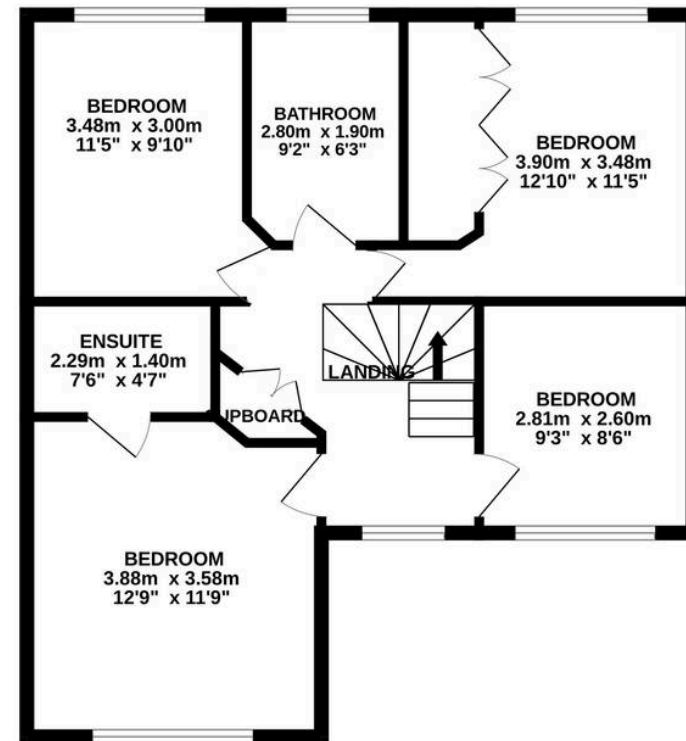
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GROUND FLOOR  
75.1 sq.m. (809 sq.ft.) approx.



1ST FLOOR  
59.8 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA : 134.9 sq.m. (1452 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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