



Birmingham Road, Sutton Coldfield - B72 1ED
£525,000

 **MOORHOUSE**



Birmingham Road

Sutton Coldfield

From the moment you enter, there's a sense of calm and considered detail. The hallway has a sense of warmth and welcome. The attractive lounge feels both cosy and expansive with it's feature fireplace and is ideal for relaxing or entertaining. French doors upon into the stunning conservatory which offers an abundance of natural light and enjoys tranquil garden views. The adjacent dining room is flooded with natural light from the bay window and provides the perfect setting for formal dinners or family gatherings.

At the rear of the home, the open plan breakfast kitchen becomes the centre of daily life, thoughtfully designed with sleek cabinetry with ample workspace and integrated appliances. A breakfast bar invites conversation and casual breakfasts and french doors lead out onto the east facing garden.





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Upstairs, the landing leads to four comfortable bedrooms, each offering plenty of space and natural light. The well appointed family bathroom features contemporary fittings and a soothing atmosphere, perfect for unwinding at the end of the day.

Additional features include a garage and off street parking, ensuring convenience and security for the whole family. There is also the added benefit of an electric car charger.

The rear garden is a true highlight, featuring a spacious lawn bordered by established planting, creating a peaceful retreat for relaxation or play. A patio area adjacent to the conservatory is perfect for alfresco dining or summer barbeques, while the secure boundaries and thoughtful landscaping ensure a safe and enjoyable environment for children and pets.







FEATURES:

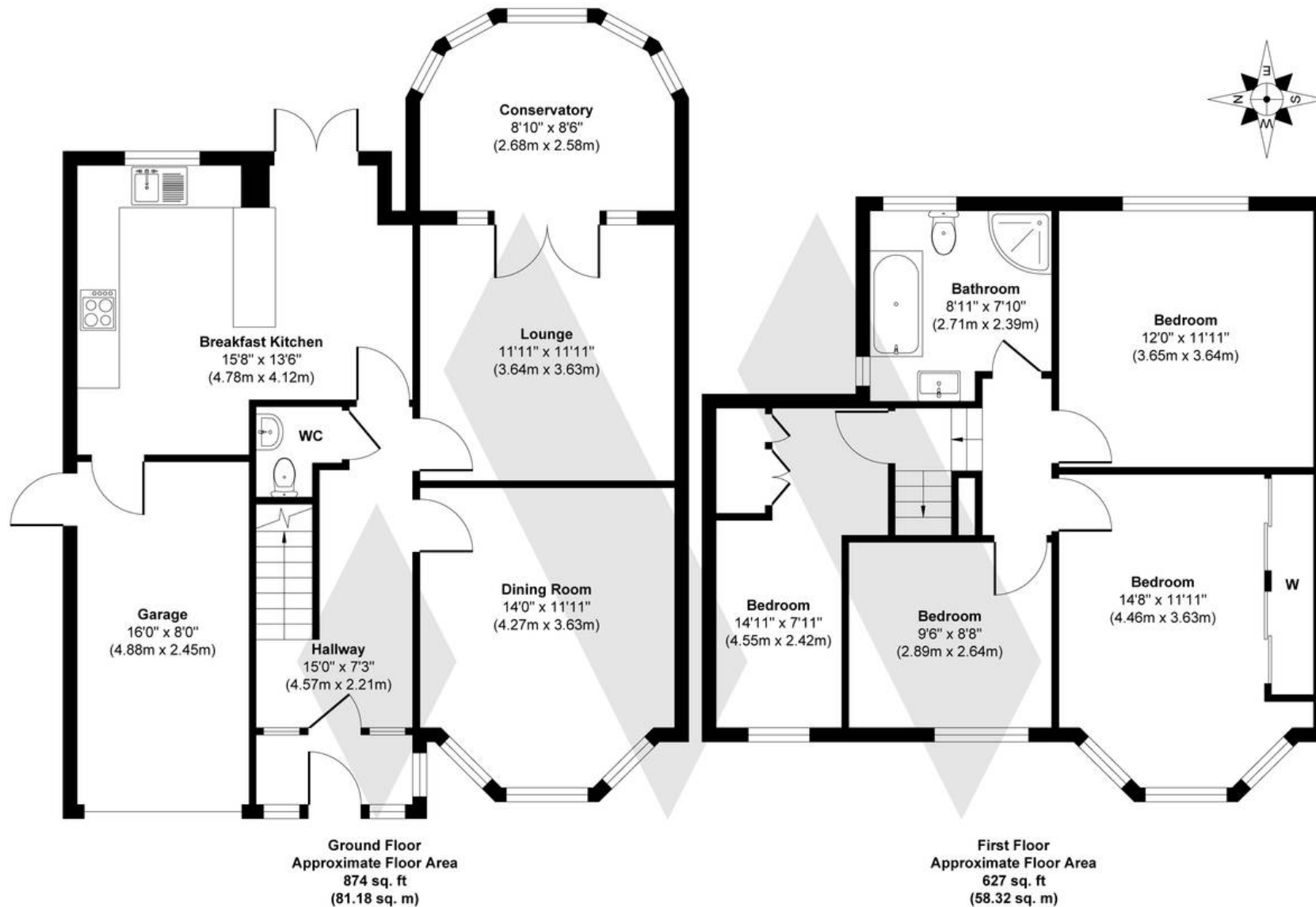
- A beautifully maintained detached family home
- Ideally located on a service road in this desirable location
- Spacious and versatile living areas, including a lounge, separate dining room and stunning conservatory
- Open plan breakfast kitchen
- Four comfortable bedrooms
- Well appointed family bathroom
- Front and rear gardens
- Includes a garage and off street parking along with an electric car charger

INTERESTED?

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Approx. Gross Internal Floor Area 1501 sq. ft / 139.50 sq. m

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

Produced by Elements Property

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