



Shrubbery Close, Sutton Coldfield - B76 1WE
£420,000

 MOORHOUSE



Shrubbery Close

Sutton Coldfield

Nestled within the highly regarded residential development, this meticulously designed three bedroom detached house offers a perfect blend of space, functionality and comfort for modern family living. This well maintained home radiates charm and represents an exceptional opportunity for a family seeking their forever home.

THE PROPERTY....

As you step into the property, you are greeted by a welcoming reception hallway that leads you to the heart of the home, the spacious lounge, ideal for family gatherings or quiet relaxation.

The adjacent open plan kitchen/diner, with its modern fixtures and fittings and ample storage, overlooks the well-maintained rear garden, creating a seamless indoor-outdoor connection and allowing natural light to flood the space. For added convenience, a Guest Wc is conveniently located off the hallway.



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Heading upstairs, you will find the principal bedroom complete with an en-suite and fitted wardrobes, providing a private sanctuary within the residence. The property also features two additional bedrooms, offering versatility for a growing family or home office space. A well-appointed family bathroom caters to the needs of the household.

Outside, the property boasts a garage and driveway, adding to the convenience and practicality of this family-friendly home.

The property benefits from a tranquil outdoor space, with the garden offering a serene escape from the hustle and bustle of every-day life. The rear garden provides a private oasis, where you can unwind and enjoy the fresh air. Whether you choose to bask in the sunlight on a lazy Sunday afternoon or host summer barbeques with friends and family, the possibilities are endless.

With no upward chain, this property is a rare find, and viewing is highly recommended.







LOCATION:

- Walmley Village is home to a selection of shops, cafes, hairdressers and takeaways.
- Nature lovers are spoilt for choice with both New Hall Valley Country Park and the stunning 2400 acre Sutton Park just minutes away.
- Commuters enjoy close proximity to both Chester Road and Wylde Green train stations.

- Sports fans are spoilt for choice with several excellent gyms close by, numerous golf clubs and for those that like a little luxury why not visit The Belfry or New Hall Luxury Hotels and Spas!

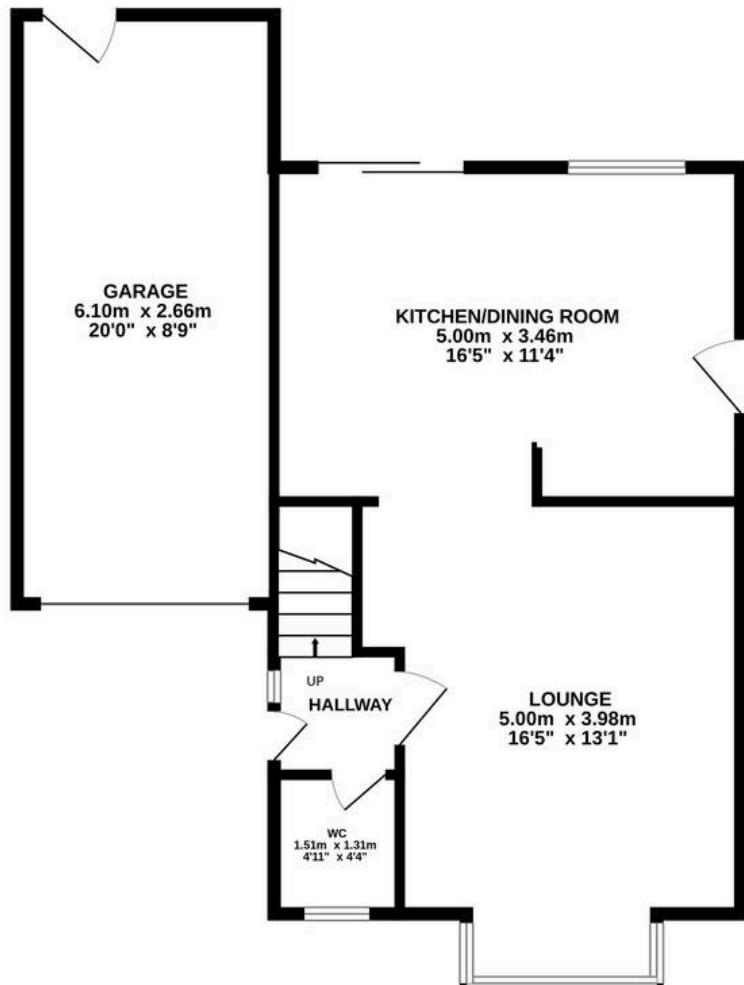
FEATURES:

- Three bedrooms & two bathrooms
- Highly regarded residential development
- Spacious lounge
- Kitchen/diner overlooking the rear garden
- Guest Wc
- Private rear garden
- Garage and driveway
- No upward chain and viewing recommended

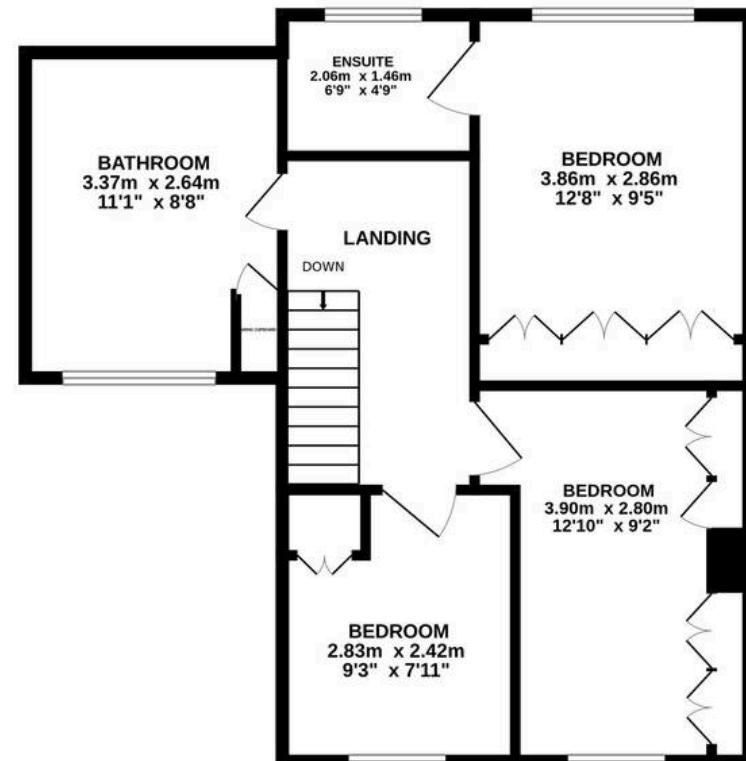
INTERESTED ? 0121 308 3355

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GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.

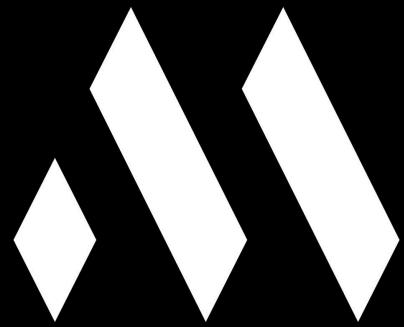


1ST FLOOR
46.0 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA : 101.0 sq.m. (1087 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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