



**Bodicote Grove, Sutton Coldfield - B75 5TG**  
**£510,000**





## Bodicote Grove

### Sutton Coldfield

Presenting a wonderful offering within this highly desirable cul-de-sac, this expansive four bedroom detached house presents an exceptional opportunity for those seeking a home of space and potential. Boasting a fabulous position and spacious accommodation, the property exudes charm and character and offers ample space for improvement and development. The property offers a generous amount of living space and with its private gardens would make a perfect family home.

#### THE PROPERTY....

Upon entry, you are greeted by a welcoming hallway. The living room is drenched in natural light and complemented by french doors opening to the rear garden, creating a seamless indoor-outdoor flow. The dining room, accessed via elegant double doors from the hallway, sets the scene for countless family gatherings and evening dinner parties.

The fitted breakfast kitchen overlooks the verdant rear garden, promising a serene backdrop for your morning coffee rituals. Completing the ground floor, a utility room and guest Wc provide practical convenience for daily living.

- Spacious family home
- Highly desirable cul-de-sac location
- Requiring updating and offering huge potential
- Living room and separate dining room
- Fitted breakfast kitchen & utility room
- Principal bedroom with en-suite
- Double garage and driveway





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### Sutton Coldfield

Ascend the stairs to discover a well-proportioned landing leading to the principal bedroom with built-in wardrobes and an en-suite, alongside three additional bedrooms and a family bathroom, offering ample space for family comfort.

To the front of the property, a double garage and driveway provide ample parking space, ensuring both convenience and security for your vehicles.

Step outside to the delightful garden which invites relaxation and enjoyment, whether it's for hosting summer barbeques or simply unwinding after a long day. Imagine yourself savouring the tranquillity of the lush surroundings, with a backdrop of birdsong and the gentle rustle of leaves in the breeze.







#### LOCATION:

- Mitchells Shopping, A short stroll away this premier destination for boutique shopping, boasting cobbled walkways, cafes and many independent businesses.

- Golfers? We are blessed with several fantastic golf clubs near by, with the stunning Moor Hall Golf Club just a walk away.

- Mere Green is home to a range of shops, supermarkets, bars and restaurants. Why not try the independently owned Romantica Italian Restaurant.

- There are some wonderful countryside walks close by, perfect for dog walkers or those just looking to keep fit.

#### FEATURES :

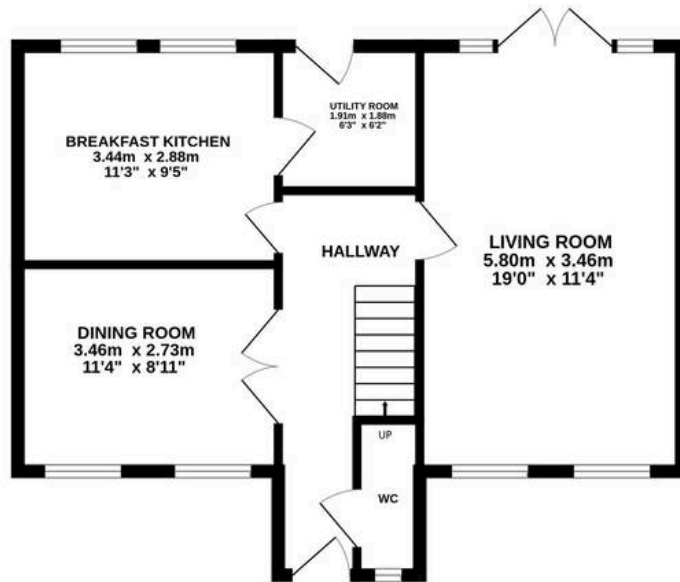
- Spacious family home
- Highly desirable cul-de-sac location
- Requiring updating and offering huge potential
- Living room and separate dining room
- Fitted breakfast kitchen & utility room
- Principal bedroom with en-suite
- Double garage and driveway
- No upward chain

Interested? 0121 308 3355

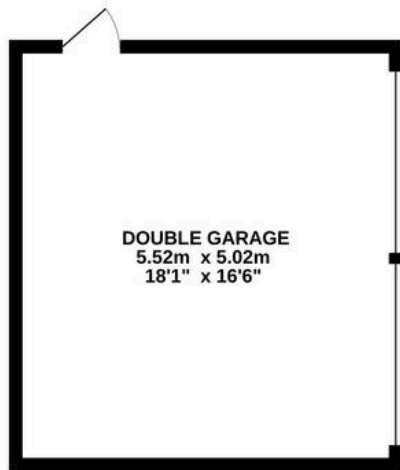
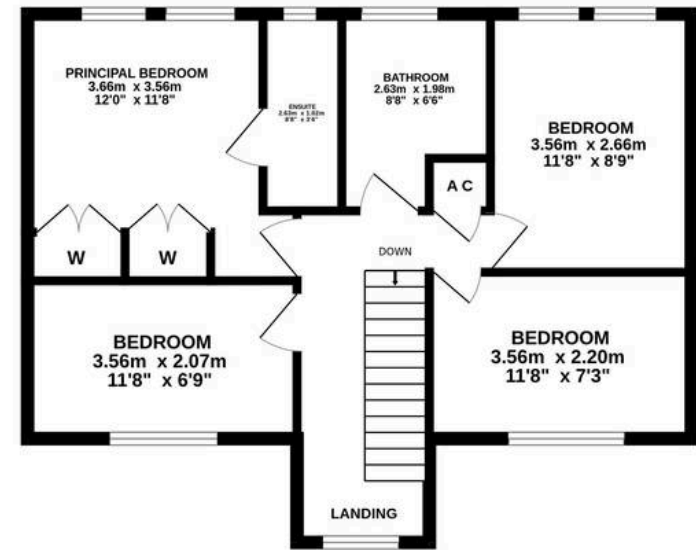
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GROUND FLOOR  
79.5 sq.m. (856 sq.ft.) approx.



1ST FLOOR  
51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 131.1 sq.m. (1412 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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