



Manorial Road, Sutton Coldfield - B75 5UD
£635,000

 **MOORHOUSE**



Manorial Road

Sutton Coldfield

Upon entering, you are welcomed by a spacious hallway that sets the tone for the generous accommodation beyond.

The large living room, with its feature fireplace, offers a warm and inviting space for relaxation, while the separate dining room benefits from french doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living, whilst the well-proportioned study provides a peaceful retreat for home working or reading.

To the rear, the fitted kitchen/dining room is a culinary haven flooded with natural light from the windows overlooking the garden. Featuring crafted cabinetry, integrated appliances and complemented by wood edged worktops to include a breakfast bar, the kitchen offers ample space for family meals and entertaining. A separate utility room keeps laundry and household tasks discreetly tucked away, while a guest WC adds convenience for visitors.





Manorial Road

Sutton Coldfield

Upstairs, the landing leads to a principal bedroom with en-suite facilities, a second bedroom also featuring its own en-suite, and three further well-proportioned bedrooms are served by the family bathroom.

The property also boasts a double garage and a driveway, providing plentiful off-road parking and additional storage options.

The rear garden has a paved patio, fencing to boundary and requires attention.







FEATURES:

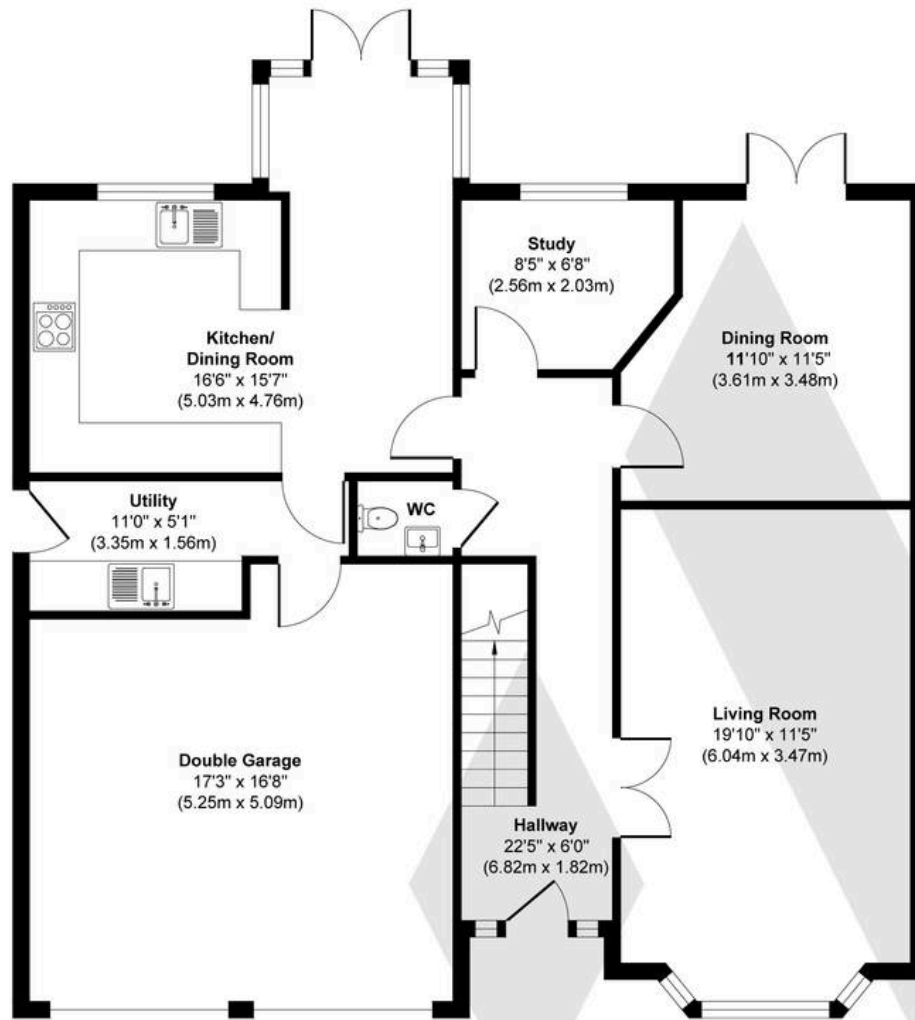
- Larger style detached family home
- A rare opportunity to purchase a spacious home with huge potential for improvement
- Perfectly positioned within this highly desirable development
- Walking distance to the highly rated Little Sutton Primary School
- Spacious living room, dining room and study
- Kitchen/dining room, utility room & guest Wc
- Five Bedrooms and three bathrooms
- Double garage and driveway

INTERESTED?

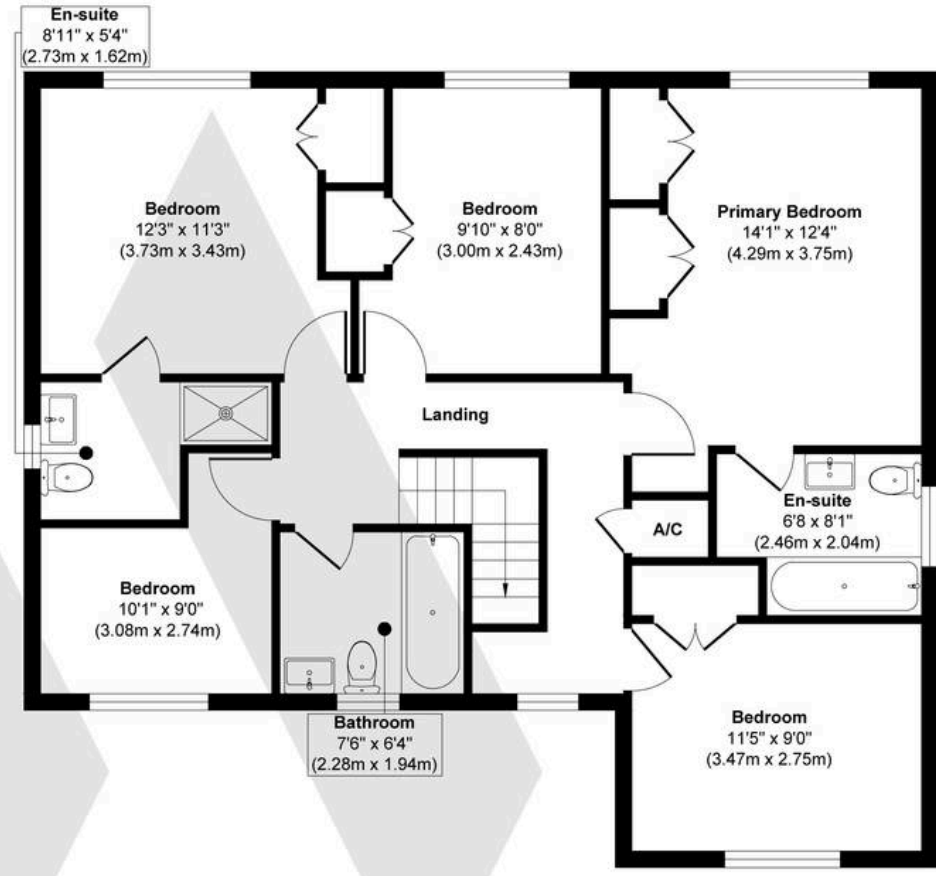
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Ground Floor
Approximate Floor Area
1104 sq. ft
(102.55 sq. m)



First Floor
Approximate Floor Area
899 sq. ft
(83.56 sq. m)

Approx. Gross Internal Floor Area 2003 sq. ft / 186.11 sq. m (Including Garage)

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

Produced by Elements Property

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