



**Roughley Drive, Sutton Coldfield - B75 6PN**  
**£650,000**

 **MOORHOUSE**



## Roughley Drive

### Sutton Coldfield

Upon entering, you are greeted by an impressive and welcoming hallway that sets the tone for the rest of the home. The living room, complete with a charming bay window, offers an inviting space for relaxation, while a dedicated study or office is perfect for home working or quiet contemplation.

At the heart of the home lies a superb open plan kitchen, dining, and family room, seamlessly connected by elegant bi-fold doors to the garden. The kitchen is fitted with sleek, handleless cabinetry paired with luxurious quartz worktops and a central island which create a clean architectural feel. This space is enhanced by a striking media wall, two roof lanterns that flood the area with natural light, making this the perfect spot for morning coffees and homework sessions.

Additional ground floor features include a versatile garden room or gym with French doors to the garden, a practical utility room, and a guest WC.





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Upstairs, the landing leads to an indulgent principal bedroom with a luxury en-suite, three further generously proportioned bedrooms, and a beautifully appointed family bathroom with a roof window, creating a tranquil retreat for all the family.

A generous driveway provides ample parking for multiple vehicles, enhancing both convenience and kerb appeal.

The outside space of this home is equally impressive, designed to complement both family life and entertaining. The south west facing private rear garden is beautifully presented, featuring a lush lawn and a spacious patio area that is perfect for alfresco dining or summer gatherings. The garden enjoys a high degree of privacy, making it an ideal haven for both relaxation and play.







## FEATURES:

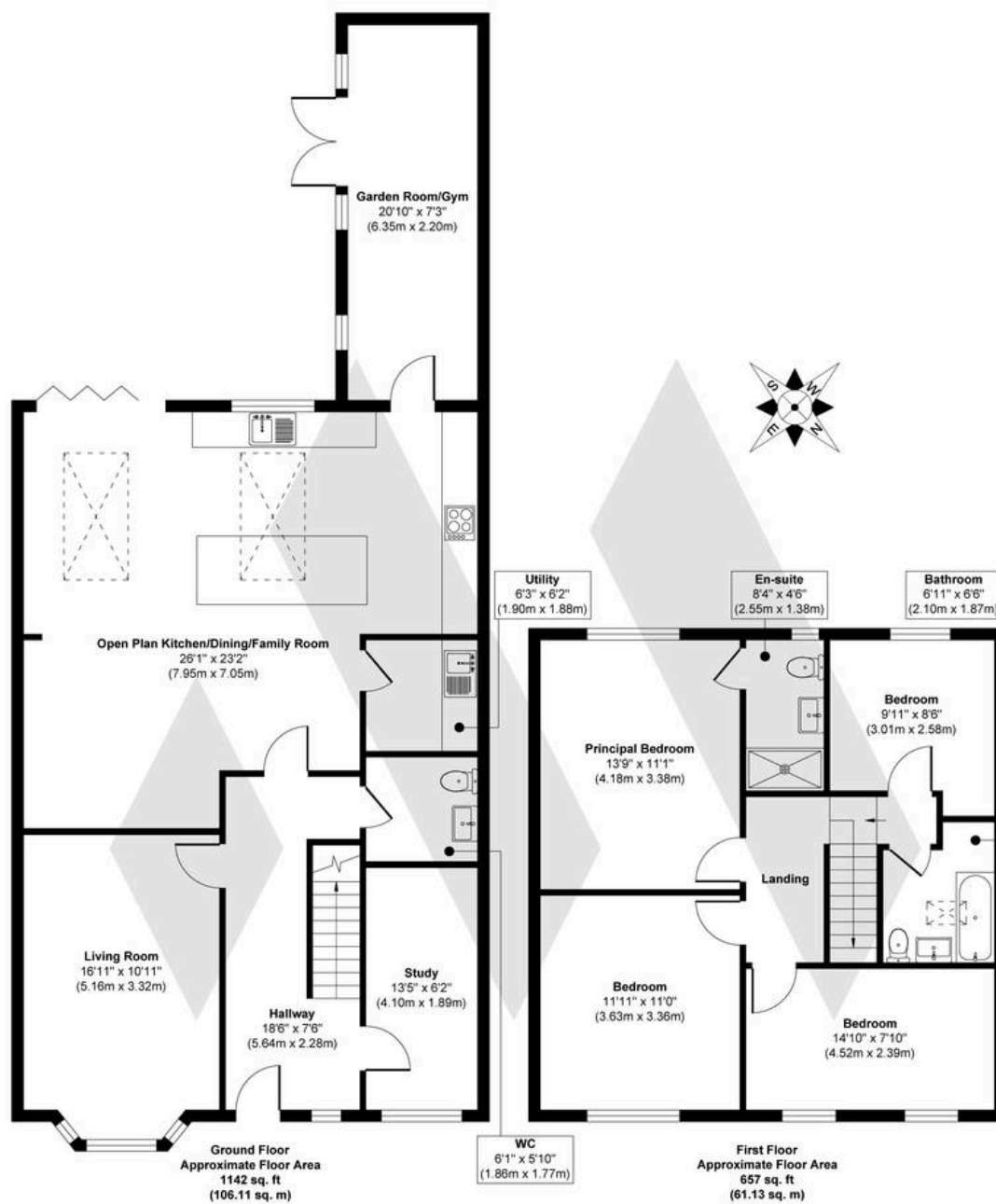
- This stunning detached home offers beautifully balanced family living
- Situated in this highly desirable cul-de-sac
- Beautifully extended and refurbished to a high standard
- Multiple reception spaces to include living room and study
- Exquisite open plan kitchen, dining & family room with bifold doors
- Immaculate south west facing garden
- Generous driveway
- No upward chain - allowing for a faster and smoother transaction

## INTERESTED?

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**Approx. Gross Internal Floor Area 1799 sq. ft / 167.24 sq. m**

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

Produced by Elements Property

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