



**Loxley Road, Sutton Coldfield - B75 5NY**  
**£495,000**

 **MOORHOUSE**



## Loxley Road

### Sutton Coldfield

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The inviting living room is a true centrepiece, boasting a feature fireplace, a large window to the front, and elegant French doors that open directly onto the rear garden, creating a wonderful indoor-outdoor flow.

At the heart of the home, the fitted kitchen features an excellent range of cabinetry and integrated appliances, overlooking the rear garden with a door providing easy access to outdoor entertaining areas. The guest WC is conveniently located off the hallway and completes the ground floor accommodation.





## Loxley Road

### Sutton Coldfield

Upstairs, the landing leads to four well-proportioned bedrooms, each offering flexible potential for use as bedrooms, a home office, or a playroom, depending on your needs. The modern family bathroom is stylishly appointed, ensuring comfort and convenience for all members of the household.

This property offers excellent further potential, whether you wish to extend (STPP) or reconfigure the layout to suit your lifestyle.

The front driveway is both attractive and practical, providing parking for multiple vehicles. The integral garage offers additional storage.

To the rear, a private and beautifully maintained garden awaits, offering a tranquil retreat for relaxation or entertaining. The garden is mainly laid to lawn, interspersed with established shrubs and flowerbeds, and bordered by fencing for privacy. A paved patio area is perfect for al fresco dining, summer barbeques, or simply enjoying the peaceful surroundings. The garden's generous proportions provide ample space for children to play or for keen gardeners to create their own outdoor haven.







## FEATURES:

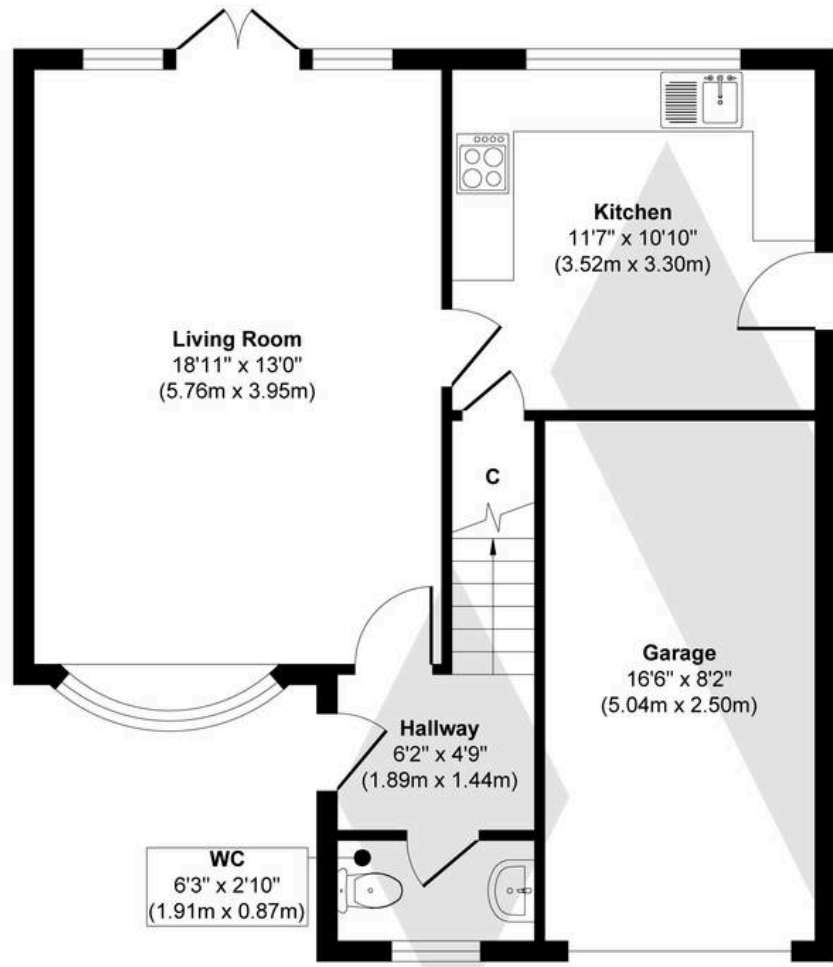
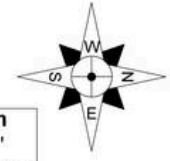
- A well maintained detached family home
- Located in this highly desirable road close to the excellent Little Sutton Primary School
- Spacious living room with french doors to rear garden
- Fitted kitchen with garden access
- Welcoming hallway & guest Wc
- Four bedrooms served by a modern bathroom
- Garage & driveway
- Private and well presented rear garden

## INTERESTED?

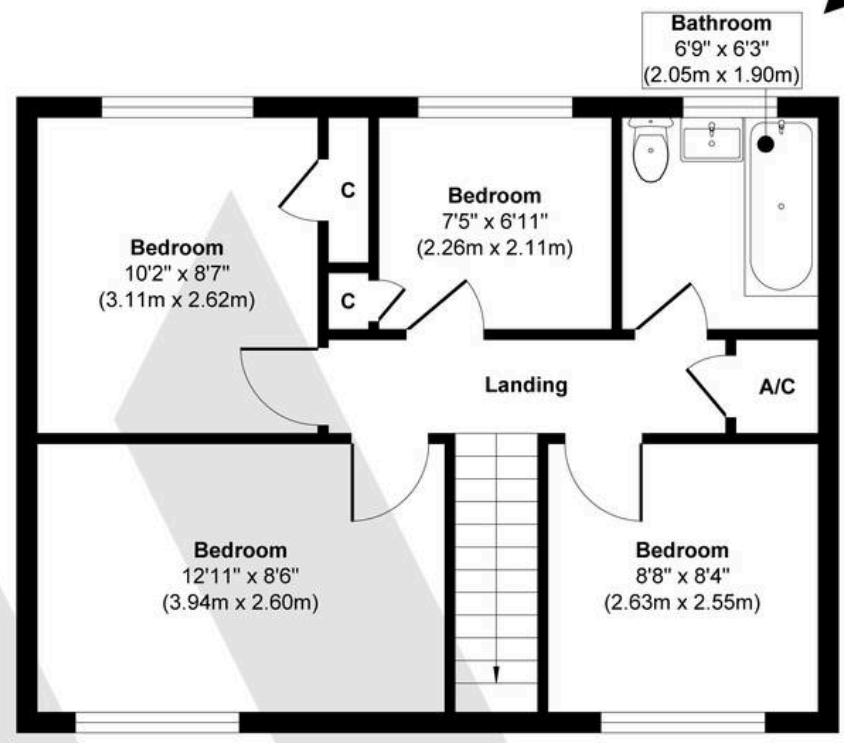
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**Ground Floor**  
Approximate Floor Area  
610 sq. ft  
(56.67 sq. m)



**First Floor**  
Approximate Floor Area  
469 sq. ft  
(43.60 sq. m)

**Approx. Gross Internal Floor Area 1079 sq. ft / 100.27 sq. m**

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

Produced by Elements Property

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