



Loxley Road, Sutton Coldfield - B75 5NY
£525,000





Loxley Road

Sutton Coldfield

From the moment you step into the welcoming hallway, the sense of light and openness is unmistakable. The living room, with its elegant French doors and dual aspect, creates a seamless connection to the garden, ideal for relaxed evenings or lively gatherings. The separate dining room provides a formal setting for entertaining.

Located at the rear of the home is the modern kitchen fitted with sleek cabinetry, premium worktops, and a full suite of integrated appliances, making it a true heart of the home. A practical utility room sits adjacent, offering additional storage and laundry facilities.

The versatile sitting/playroom is perfect for quiet moments or for children to play, and the superb conservatory is bathed in natural light, providing a tranquil space for morning coffee or reading. A guest WC is conveniently located off the hallway and completes the ground floor accommodation.





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Upstairs the landing leads to four well-proportioned bedrooms, three of which have built-in wardrobes. Each bedroom offers its own unique outlook, with ample room for furnishings and storage. The modern family bathroom is finished to an excellent standard, featuring contemporary fixtures, a built-in cupboard and a calming ambience.

The property also benefits from a double garage and a generous driveway, ensuring plentiful parking for residents and visitors alike.

The immaculate rear garden has been thoughtfully landscaped, featuring a recently laid patio that is perfect for al fresco dining, summer barbeques, or simply unwinding in the sun. Mature borders and lush lawns create a sense of privacy and tranquillity, making this garden a true extension of the living space. The corner plot position affords additional space to the side and front, with well-tended planting and attractive pathways enhancing the overall appeal.







FEATURES:

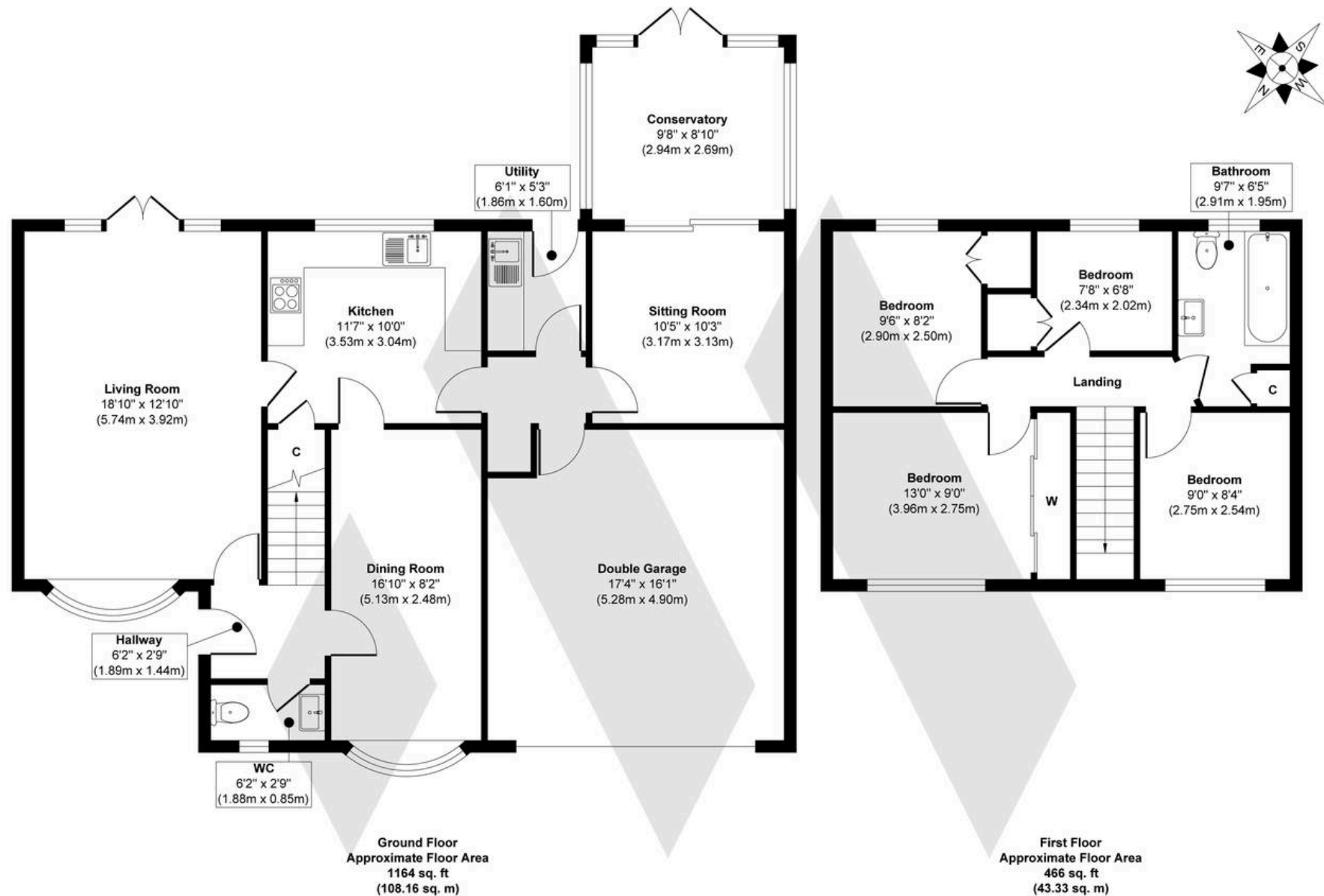
- Attractive and extended detached family home
- Occupying a superb corner plot position in this highly desirable road close to the excellent Little Sutton Primary School
- Three reception rooms offering flexible living
- Contemporary fitted kitchen, separate utility room and guest Wc
- Superb conservatory
- Immaculate south east facing rear garden with recently laid patio
- Double garage and driveway
- Potential for further extensions (subject to permission)

INTERESTED?

fouroaks@moorhouse-property.co.uk

0121 308 3355





Approx. Gross Internal Floor Area 1630 sq. ft / 151.49 sq. m (Including Garage)

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

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