



Loxley Road, Sutton Coldfield - B75 5NY
£675,000

 **MOORHOUSE**



Loxley Road

Sutton Coldfield

Upon arrival, you are welcomed by an inviting entrance porch that leads into a well presented hallway, setting the tone for the elegant interiors beyond.

The spacious living room is bathed in natural light, featuring a charming log burning stove and French doors that open seamlessly onto the rear garden, creating an ideal space for cosy evenings or relaxed gatherings. A dedicated study or playroom provides an essential yet stylish solution for modern life, offering a quiet retreat for home working, creative projects or simply to relax.

The heart of the home is the stunning open plan kitchen/dining/family room. This impressive space is appointed with sleek modern cabinetry, granite worktops, a large breakfast island, and a full suite of integrated appliances. A vaulted ceiling with roof windows floods the room with day-light, while two sets of French doors invite the outside in, making this area perfect for both family life and entertaining on a grand scale. A separate utility room adds practicality, and a guest WC is conveniently located off the hallway.





Loxley Road

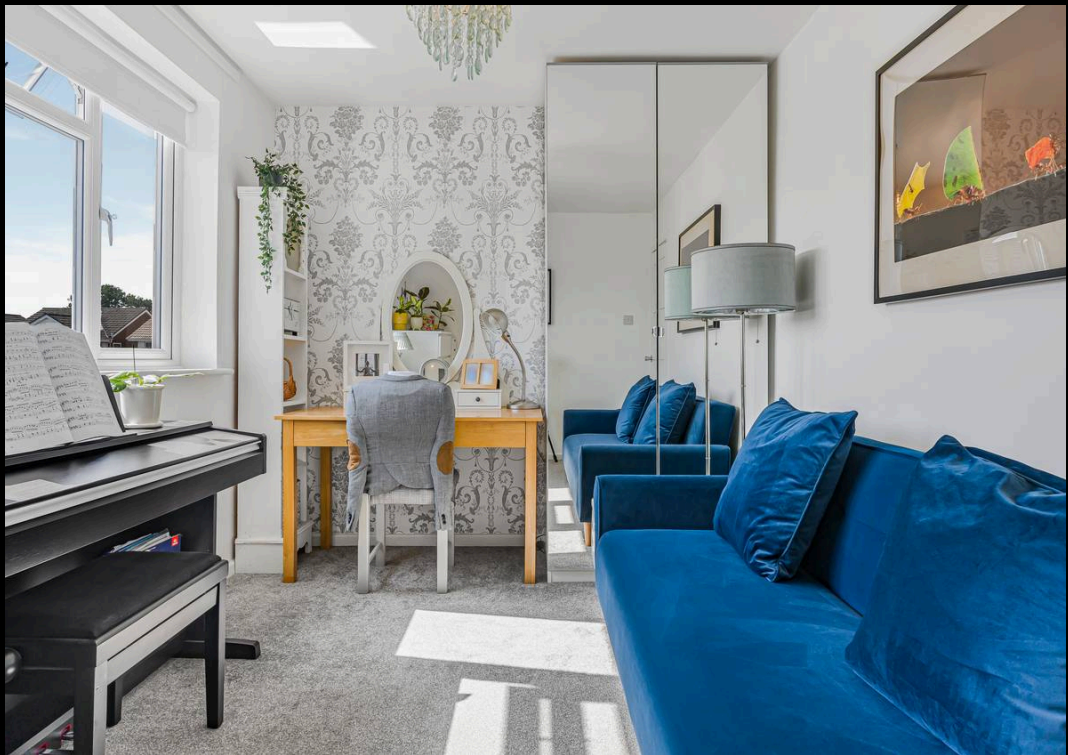
Sutton Coldfield

Upstairs, the spacious landing leads to the principal bedroom suite, a haven of calm, featuring a dressing room and a luxurious en-suite bathroom which further enhance the sense of quiet luxury. The first floor continues to impress, offering four additional well-proportioned bedrooms, each filled with natural light and thoughtfully designed for comfort. One of these enjoys the added privacy of it's own en-suite and walk-in wardrobe, making it ideal for guests or older children, while a sumptuous family bathroom serves the remaining rooms with ease.

A double garage and generous driveway provide ample parking and storage.

The outside space is equally impressive, offering an immaculate landscaped south east facing rear garden that provides a tranquil haven for relaxation and enjoyment. A manicured lawn is bordered by thoughtfully arranged planting, creating a vibrant and colourful backdrop throughout the seasons. Expansive patios are perfectly positioned for al fresco dining, early morning coffee, or evening drinks with friends and family. The garden is designed for both entertaining and peaceful retreat, with plenty of space for children to play or for adults to unwind in the sunshine.







FEATURES:

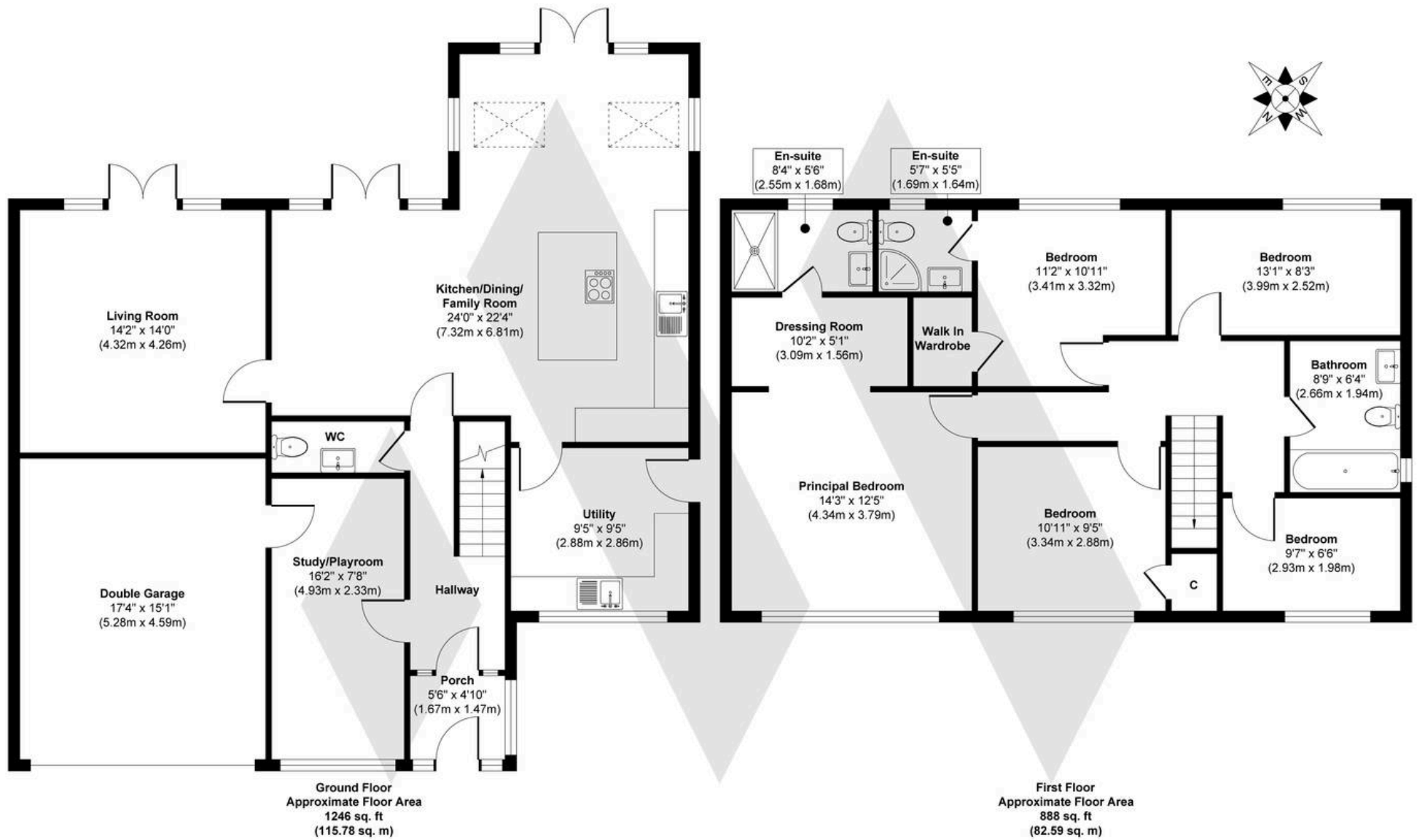
- Beautifully presented and extended detached family home
- Five well-proportioned bedrooms and three bathrooms
- Situated in this highly desirable road close to the excellent Little Sutton Primary School
- Spacious living room and study offering flexible accommodation
- Stunning open plan kitchen/dining family room along with a separate utility room
- Principal bedroom suite with dressing room and en-suite
- Immaculate landscaped gardens with paved patios
- Double garage and driveway

INTERESTED?

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Approx. Gross Internal Floor Area 2134 sq. ft / 198.37 sq. m (Including Garage)

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

Produced by Elements Property

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