



**Russell Bank Road, Sutton Coldfield - B74 4RJ**  
**£615,000**

 **MOORHOUSE**



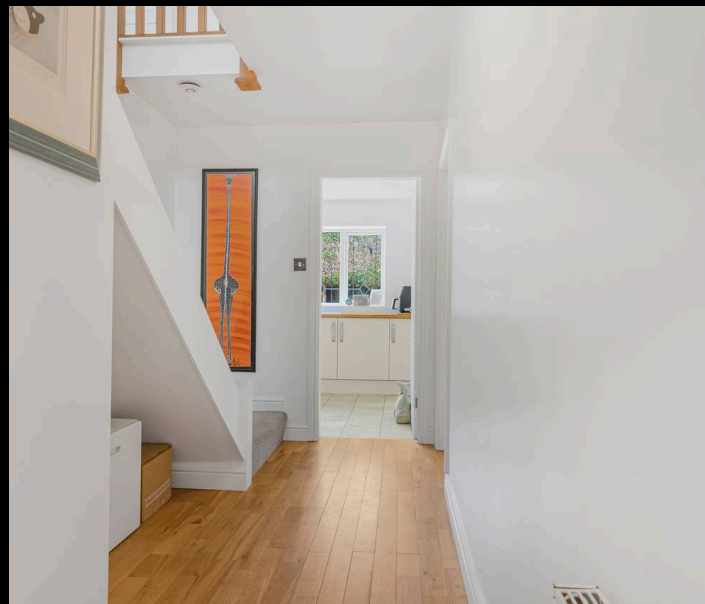
## Russell Bank Road

### Sutton Coldfield

As you step inside you are welcomed into the hallway, where natural light sets a warm tone for the interiors beyond.

The spacious living room is flooded with light from large window and features a striking fireplace that forms the focal point of this inviting space, perfect for relaxing evenings or entertaining guests. The separate dining room offers a refined setting for formal meals and social gatherings, with French doors opening directly onto the garden patio, allowing for seamless indoor-outdoor living.

The fitted breakfast kitchen is truly the heart of the home, boasting a full range of contemporary cabinetry, integrated appliances, and ample workspace, all overlooking the beautifully landscaped rear garden - an inspiring backdrop for early morning coffee or family breakfasts. A separate utility room provides practical space for laundry and household management, while a guest WC, conveniently located off the hallway, adds to the home's thoughtful layout.





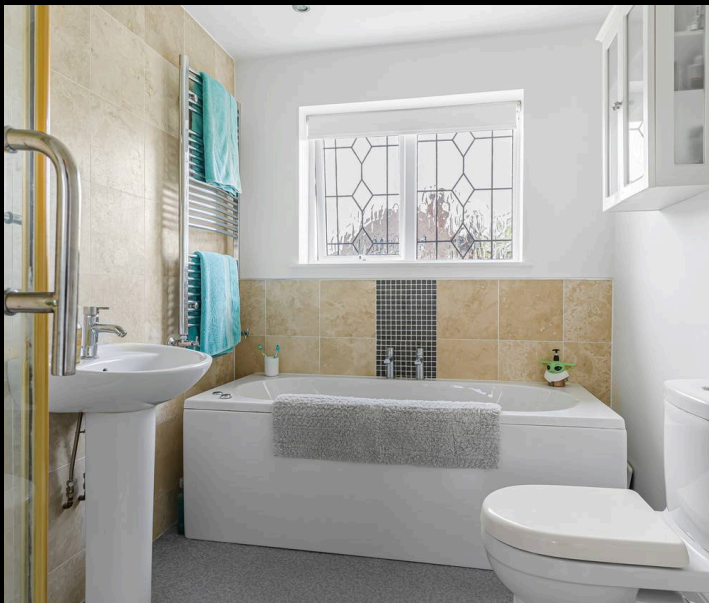
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Upstairs, the landing leads to four generous bedrooms, each with built-in wardrobes that maximise storage without compromising on style. The modern family bathroom is finished to a high standard, offering a tranquil retreat for relaxation and self-care at the end of a busy day.

The recently laid block-paved driveway not only enhances the property's kerb appeal but also provides ample off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike. The attached garage offers further storage and flexibility, whether used for vehicles, bikes, or as a workshop for hobbies and projects.

The outside space is designed to complement the home's interior, providing a private and beautifully maintained rear garden that is perfect for both relaxation and entertaining. The paved patio, accessed directly from the dining room and side kitchen door, offers an ideal spot for al fresco dining, summer barbeques, or simply unwinding with a book while enjoying the peaceful surroundings. Mature planting and well-tended lawns create a sense of seclusion, making the garden a safe and secure environment for children to play or for pets to roam freely.







## FEATURES:

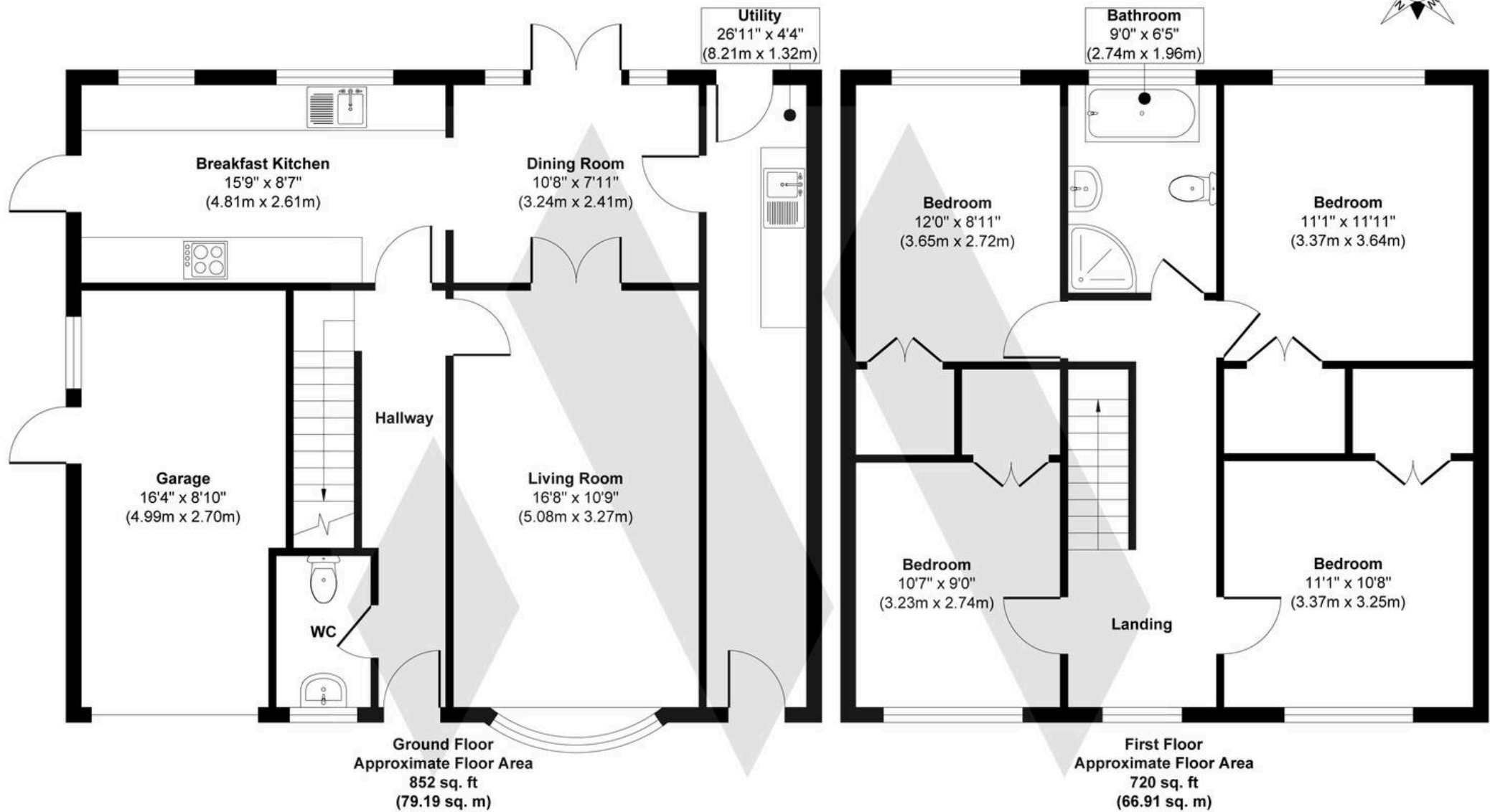
- An Immaculate four bedroom detached family home
- Desirable location close to a selection of highly regarded schools
- Attractive living room and separate dining room
- Contemporary breakfast kitchen overlooking the rear garden
- Utility room and guest Wc
- Modern bathroom
- Well maintained rear garden
- Garage and recently laid driveway

## INTERESTED?

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# MOORHOUSE

**Approx. Gross Internal Floor Area 1572 sq. ft / 146.10 sq. m**

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

Produced by Elements Property

