



Cartwright Road, Sutton Coldfield - B75 5LF
£525,000

 **MOORHOUSE**



Cartwright Road

Sutton Coldfield

Upon entering the home one is greeted by a welcoming hallway that leads to a sitting room featuring a charming bay window, ideal for relaxing and entertaining. Further on, an extended living room awaits, boasting French doors that open up to the rear garden patio, seamlessly merging indoor and outdoor spaces. The heart of this exceptional home lies in its stunning and beautifully fitted open-plan kitchen/dining room, a culinary haven that is perfect for hosting gatherings or enjoying family meals. A conveniently located utility room and guest WC complete the ground floor.

Ascend the stairs to the first floor landing, where the impressive principal bedroom awaits with its en-suite bathroom and walk-in wardrobe, providing a luxurious retreat. Three additional double bedrooms offer ample space for family members or guests, all serviced by a well-appointed family bathroom.





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The property also features a garage and driveway for off street parking, highlighting its practicality and convenience.

The outside space of this property is an oasis of tranquillity, providing a peaceful escape from the hustle and bustle of every-day life. The garden offers plenty of room for al fresco dining, children's play, or simply unwinding in the fresh air. With ample space for gardening enthusiasts to cultivate their own green sanctuary. Whether enjoying a cup of coffee on the patio, entertaining guests under the stars, or watching children play on the lawn, the outdoor space of this property is a true extension of the home's warm and inviting ambience.







FEATURES:

- Four double bedrooms, two bathroom
- Desirable location close to highly regarded schools
- Extended and well maintained family home
- Sitting room & extended living room
- Stunning open plan kitchen/dining room
- Utility room & guest Wc
- Garage and driveway
- Generous sized rear garden

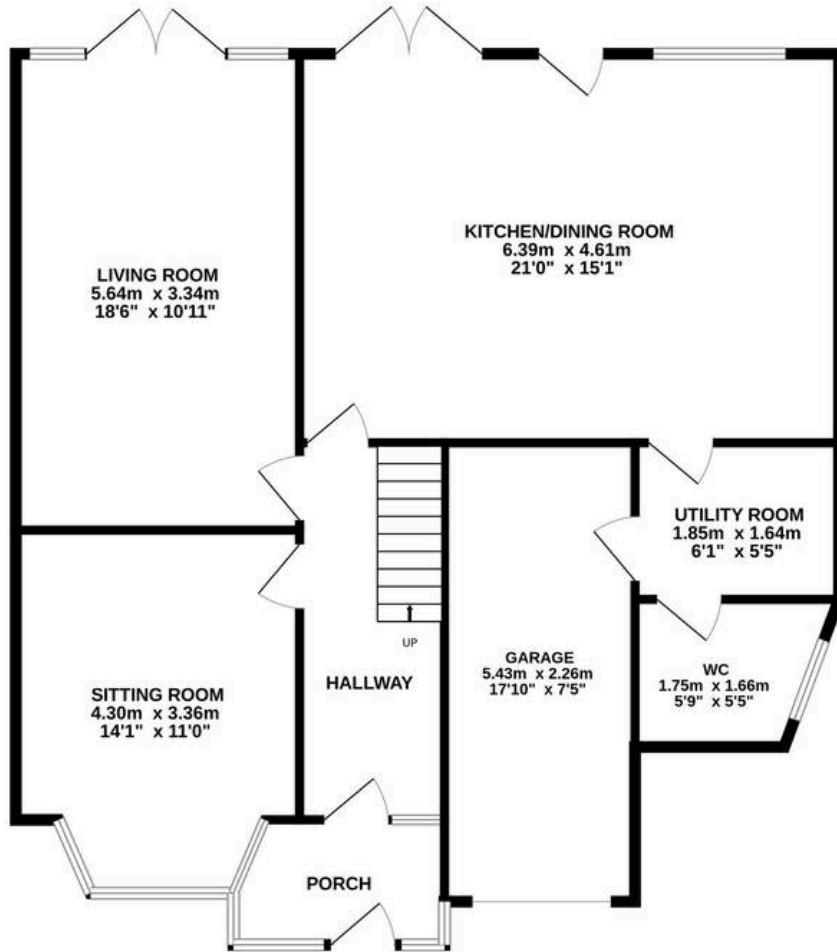
INTERESTED?

fouroaks@moorhouse-property.co.uk

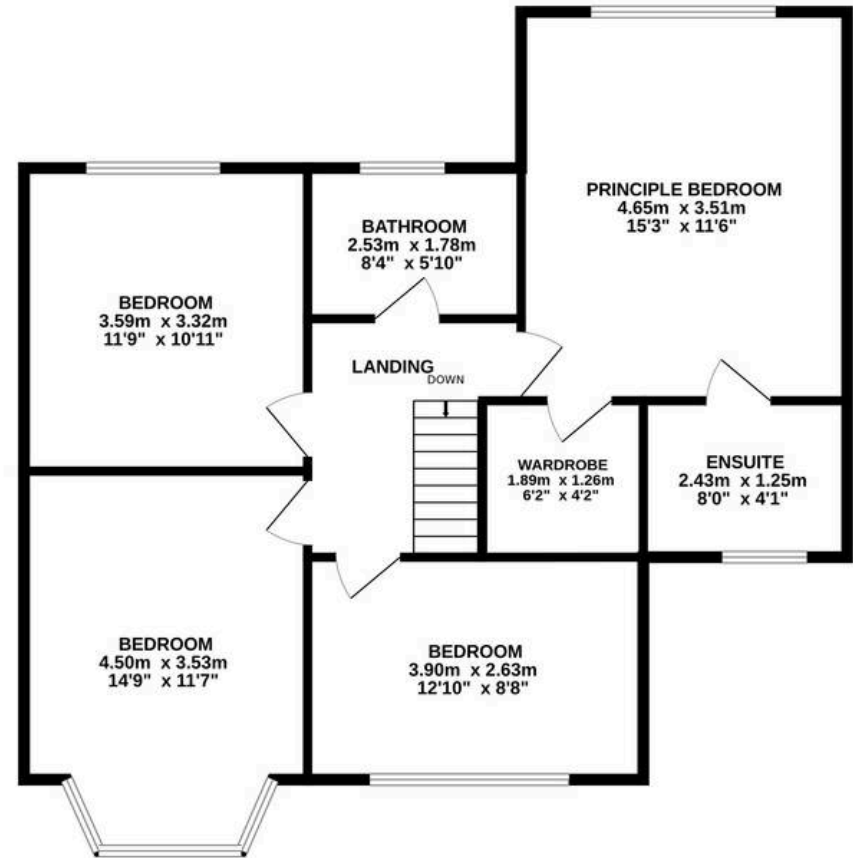
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GROUND FLOOR
93.3 sq.m. (1004 sq.ft.) approx.



1ST FLOOR
73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA : 166.4 sq.m. (1792 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

