365A Clarence Road

, Sutton Coldfield, B74 4LX

A Brand-New, Detached Residence of Exceptional Quality – Clarence Road, Sutton Coldfield

This truly stunning, newly constructed detached home combines striking aesthetics with an uncompromising specification, offering expansive and versatile accommodation arranged across three impressive floors. Situated on the highly desirable Clarence Road in Sutton Coldfield, the property exudes contemporary elegance and has been finished to an exacting standard throughout.

Upon entering, the welcoming reception hall sets the tone, leading to a stylish bay-fronted lounge and a separate study, perfect for those working from home. A guest WC is thoughtfully positioned for convenience. To the rear lies the showpiece of the home – a magnificent open-plan kitchen, dining and family space. This exceptional room features a bespoke high-specification kitchen with integrated appliances, a central island for both entertaining and family life, and two sets of bi-folding doors seamlessly connecting the interior to the garden.

Guide price £780,000

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- Brand new, detached luxury home on sought-after Clarence Road, Sutton Coldfield
- Showstopping open-plan kitchen, dining and family room with two sets of bi-folding doors
- Detached single garage and private driveway to the rear
- Entire second floor dedicated to master suite with walk-in wardrobe and en suite
- Accommodation arranged over three spacious floors
- Separate utility room and guest WC
- First-floor bedroom with walk-through wardrobe and en suite shower room
- Bay-fronted lounge and separate study/home office
- Landscaped garden with large porcelain patio, lawn and gated access
- Two further double bedrooms plus a luxury four-piece family bathroom

Entrance Hall
11'11" x 4'8" (3.65 x 1.44)

Lounge
18'0" x 11'5" (5.51 x 3.49)

Study
10'7" x 5'9" (3.23 x 1.76)

Kitchen/Diner/Family Room
22'6" x 19'5" (6.87 x 5.92)

Utility Room
7'6" x 6'10" (2.31 x 2.10)

Guest WC
6'5" x 3'5" (1.96 x 1.06)

Bedroom Two
12'8" x 11'6" (3.87 x 3.51)

Walk In Wardrobe
6'7" x 5'8" (2.03 x 1.75)

En-Suite
10'7" x 4'10" (3.25 x 1.48)

Bedroom Three
12'2" x 9'3" (3.72 x 2.83)

Bedroom Four
10'3" x 9'3" (3.13 x 2.83)

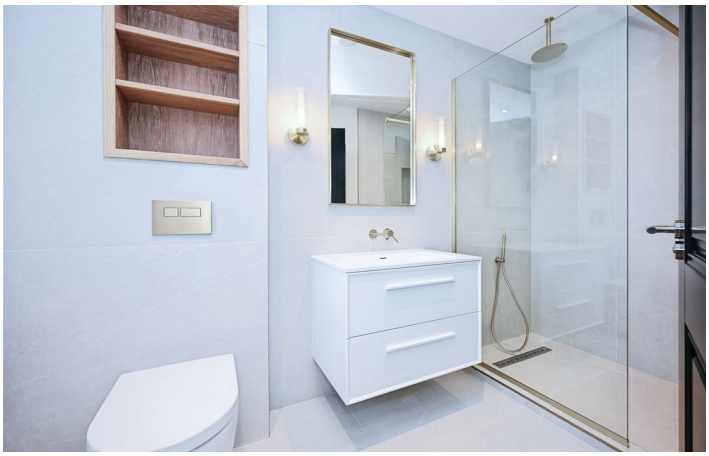
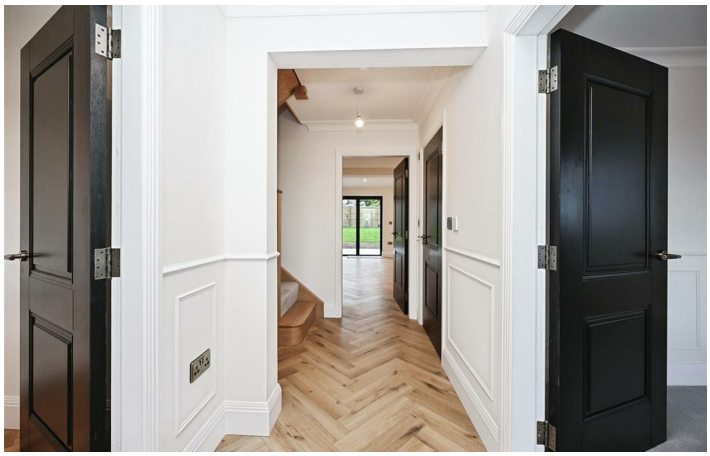
Family Bathroom
11'5" x 6'7" (3.49 x 2.02)

Bedroom One
21'3" x 11'9" (6.49 x 3.59)

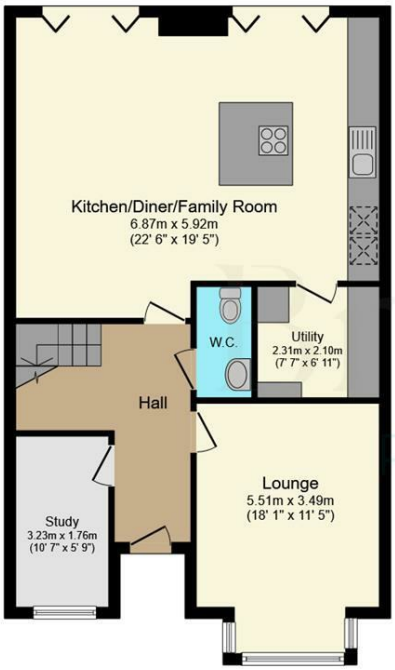
Walk In Wardrobe
6'7" x 5'4" (2.02 x 1.63)

En-Suite
8'5" x 8'0" (2.58 x 2.45)

Directions

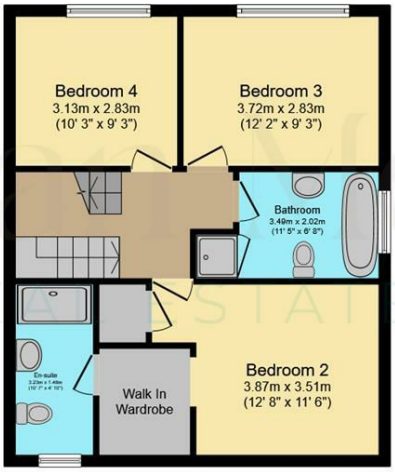



Floor Plan



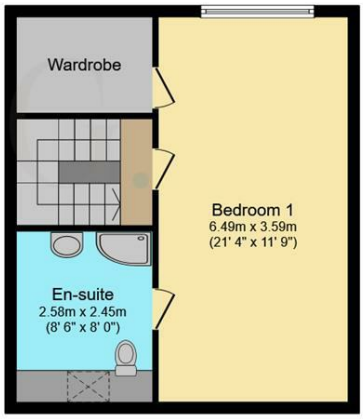
Ground Floor

Floor area 76.3 sq.m. (821 sq.ft.)



First Floor

Floor area 56.9 sq.m. (612 sq.ft.)



Second Floor

Floor area 45.6 sq.m. (491 sq.ft.)

Total floor area: 178.7 sq.m. (1,924 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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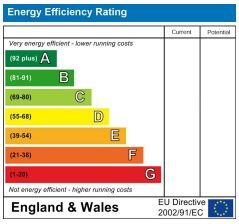

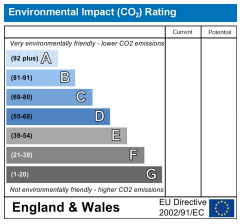

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