



Little Sutton Lane
Four Oaks, Sutton Coldfield, B75 6SJ



Sutton Coldfield
Fine Residential

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A SUPERBLY PRESENTED LUXURIOUSLY APPOINTED IMPRESSIVE FAMILY RESIDENCE OCCUPYING AN ATTRACTIVE SETTING IN THIS VERY SOUGHT AFTER LOCATION CLOSE TO ALL AMENITIES.

This very spacious family residence occupies an outstanding location in this very sought after residential area accessible for all amenities including local shops at Sutton Coldfield and Mere Green, schools for all ages and cross city rail services from Four Oaks Station.

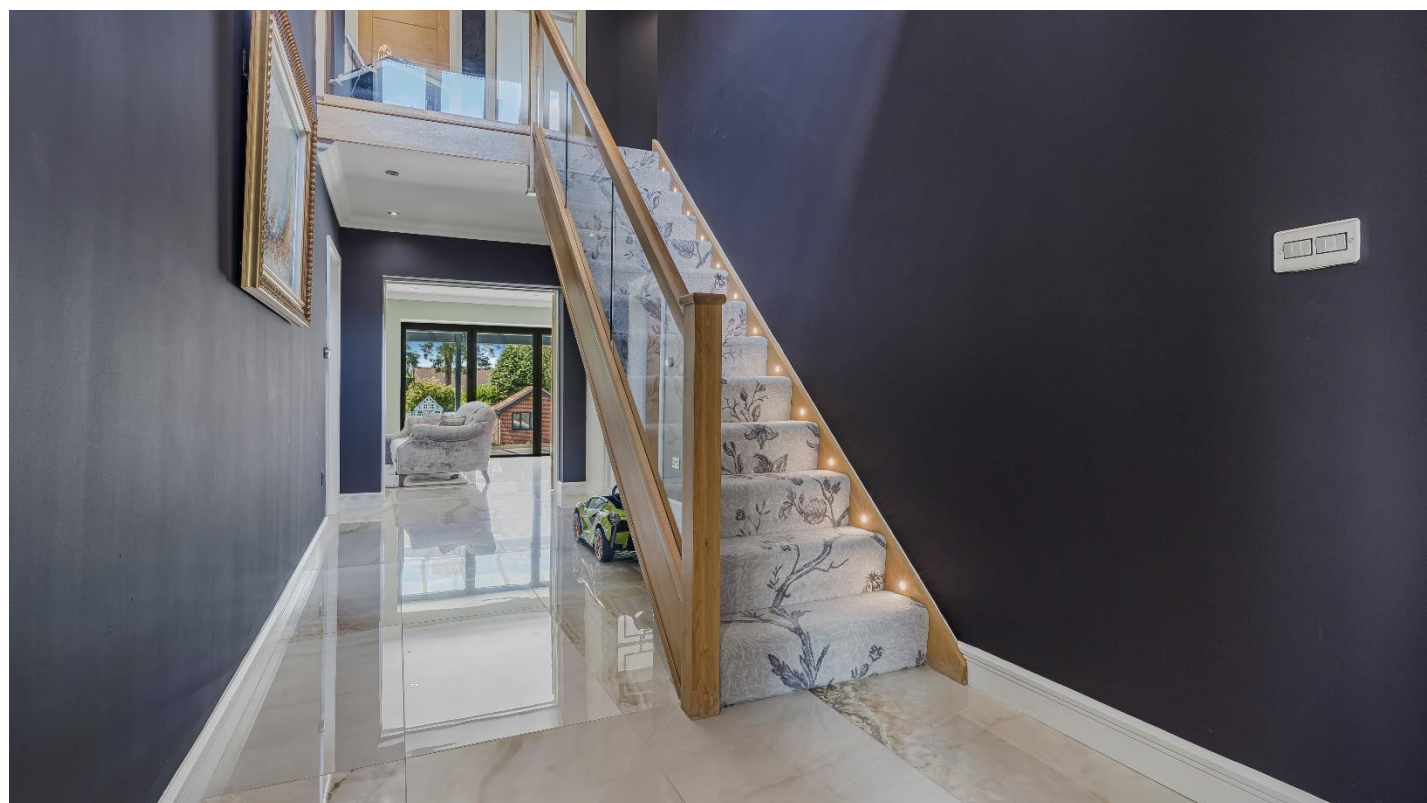
Impressive in appearance the property stands well back from the road behind a deep foregarden with in-out driveway.

Refurbished by the present owners to an extremely high standard with many luxury features including underfloor heating to the ground floor the accommodation briefly comprises:

Enclosed Porch with Spitfire entrance door incorporating finger print unlocking technology.

Reception Hall with full height gallery above. Deep ceiling cornice and marble flooring. Fitted wardrobe/storage unit by The Heritage Wardrobe Company.

Guest Cloakroom with wall mounted Vitra V-Care smart bidet toilet, oval shaped washbasin on wall mounted unit and wall and floor tiling.





On the Ground Floor

Office/Playroom with Karndean flooring, deep ceiling cornice and window to front.

Cinema Room/Lounge. Fully automated media wall with integrated screen and monitor. Deep ceiling cornice and window to front.

Breakfast/Kitchen with Dining and Family Areas spanning the full width of the property. Extensive range of contemporary high gloss units with quartz worksurfaces, upstands and integrated Bosch appliances. Inset sink, floor cupboards and drawers, wall units, inset 5 burner hob with extractor above, built in oven with microwave above and dishwasher. Island unit with cupboards below and integrated breakfast bar. Wine rack and housing for American style fridge/freezer. Marble floor tiles, deep ceiling cornice and bi folding doors to the patio.

Second Kitchen with high gloss units and polished granite worksurfaces. Built in Nexus range style cooker with extractor above, tall storage cupboards to side, further range of storage cupboards, marble floor tiling, deep ceiling cornice and door to side.

Sitting Room with fitted storage and window to side. Designer radiator.





On the First Floor

Approached by light oak and glass staircase to a Gallery Landing.

Boarded Roof Room.

Main Bedroom with fitted wardrobes by The Heritage Wardrobe Company. Air conditioning unit and window to front.

En Suite Shower Room with deep corner shower with rain head, vanity unit with twin inset washbasins and drawer below and wall mounted Vitra V-Care smart bidet toilet. Wall and floor tiling.

Bedroom Two with fitted mirror fronted wardrobes and window to front.

En Suite Shower Room with full length shower enclosure with rain head, wall mounted washbasin with drawer below and wall mounted Vitra V-Care smart bidet toilet. Wall and floor tiling.

Bedroom Three with fitted mirror fronted wardrobes and window overlooking rear gardens.

Bedroom Four with fitted wardrobes and window overlooking the rear gardens.

Bedroom Five with fitted wardrobes, chest of drawers and window overlooking gardens.

Bathroom/wc with free standing bath with tap shower, wide corner shower enclosure with rain head, oval washbasin on wall mounted unit with drawers below and wall mounted Vitra V-Care smart bidet toilet. Marble wall and floor tiling.

Outside

Spacious Private Gardens. Full width Covered Patio with power and light, steps down to lawn, large brick built Garden Store with light and power.

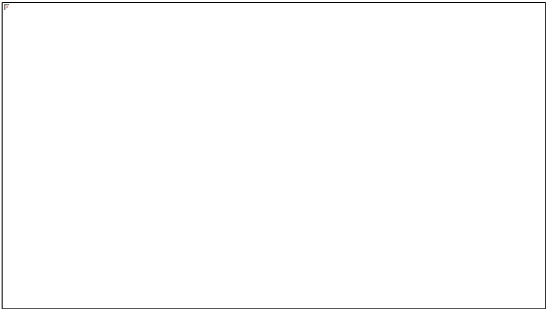
Two gated Side Entrances.

Two Dog Kennels.

Council Tax Band: F







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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