



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

**Guide Price £635,000**

Positioned on an enviable corner plot within this exceptionally desirable road, this extended detached family home is set behind a superb in and out driveway and offers fantastic future potential as well if desired.

Little Sutton Lane is ideally located for access to highly regarded local schools, and within walking distance of the shops and amenities of Mere Green alongside Moor Hall Spa and Hotel and the golf club. The house itself is a superb size for a family to enjoy and is accessed into a useful porch and welcoming entrance hall with stairs to the first floor, access to a guest WC and cloaks cupboard plus doors into all the ground floor rooms. There is a spacious lounge with triple aspect windows allowing in a wealth of natural light and a further reception room creates ideal space for a formal dining room, playroom or office. The kitchen has been thoughtfully extended to create an exceptionally spacious and open plan kitchen dining room with plentiful built in storage cupboards alongside fantastic space for a large dining table, perfect for entertaining. Upstairs there are four good sized bedrooms with an ensuite to the master and a family bathroom completes the internal rooms. Outside there is then a spacious, detached double garage and a good sized, private garden and patio area.

Services connected: Gas, Electric, Water, Main's sewerage  
Council tax band: E  
Tenure: Freehold



Porch

Hall

WC

Cloakroom

**Kitchen/Dining Room**  
6.79m (22'3") max x 4.47m (14'8")

**Lounge**  
5.30m (17'5") x 4.16m (13'8")

**Family Room**  
3.74m (12'3") x 2.48m (8'1")

**Pantry**  
1.65m (5'5") x 0.78m (2'7")

Landing

**Bedroom 1**  
4.56m (14'11") x 3.62m (11'11")

En-suite

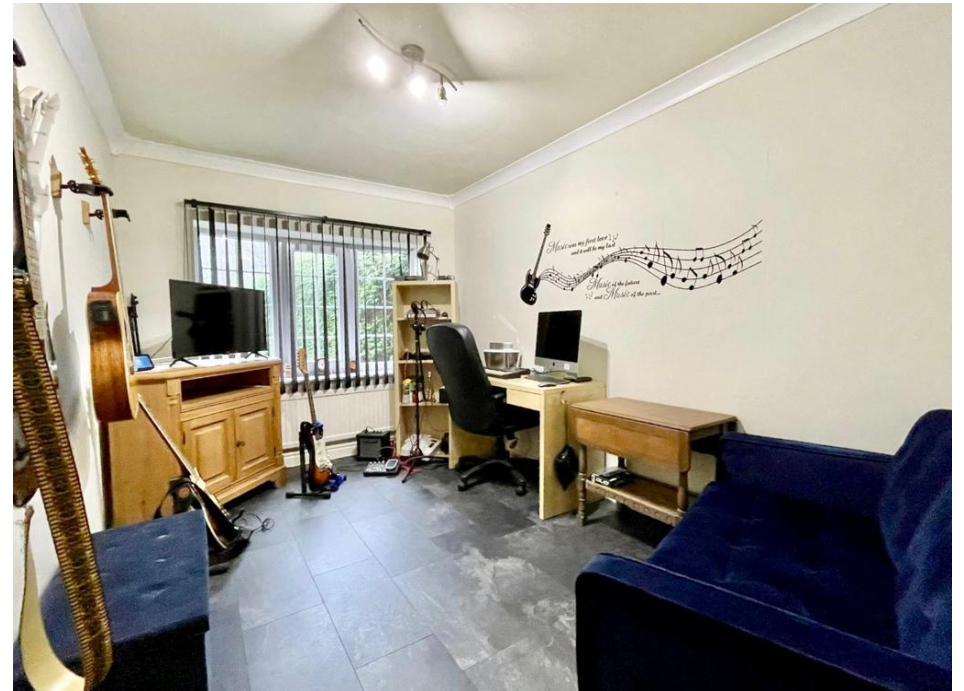
**Bedroom 2**  
4.47m (14'8") x 3.53m (11'7")

**Bedroom 3**  
4.16m (13'8") x 3.21m (10'6")

**Bedroom 4**  
2.76m (9'1") x 2.38m (7'10")

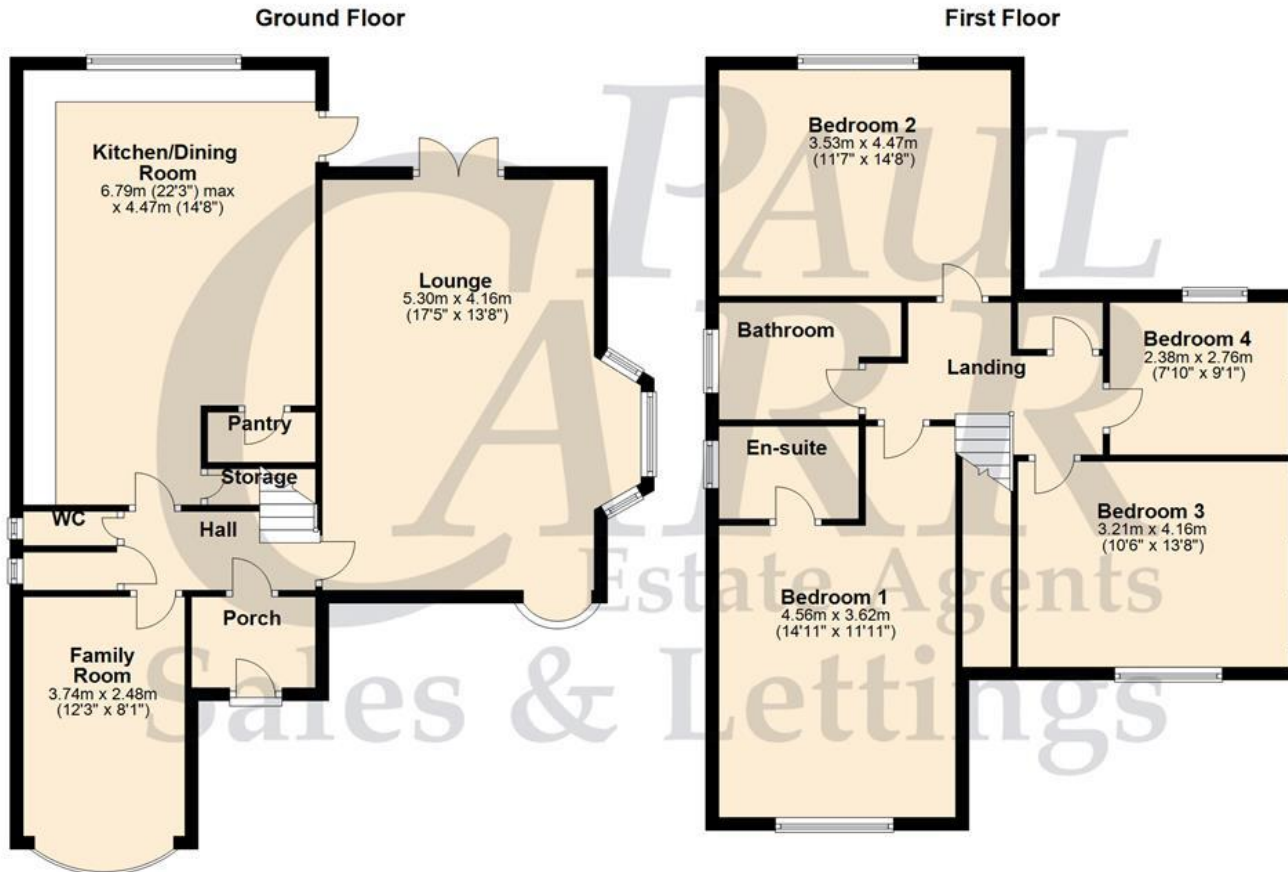
Bathroom





# Floor Plan

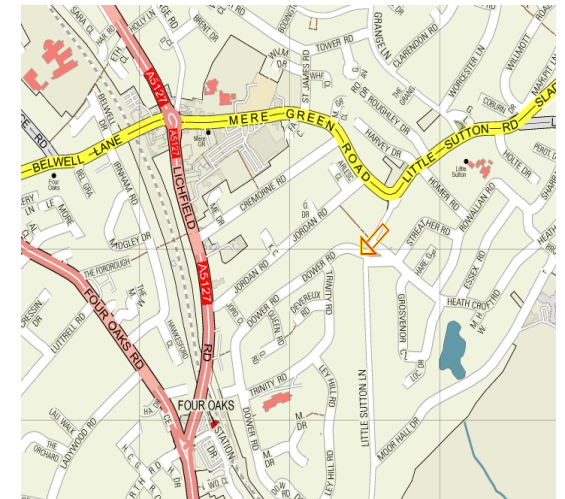
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

## Map Location







### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 18th October 2021

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