



Little Sutton Grove, Four Oaks,
Sutton Coldfield, B75 5PL

£675,000

This meticulously maintained house, owned since new, boasts a sense of timeless elegance. Nestled within the privacy of a charming private road, its allure begins with a welcoming living room at the front, creating a warm first impression.

The heart of the home is revealed in the expansive open plan kitchen and dining area, adorned with bi-fold doors that seamlessly connect the interior to a lush garden retreat. The central island in the kitchen not only enhances functionality but also serves as a focal point for social gatherings. A thoughtful addition includes a separate utility area, offering convenience for daily chores, while a discreet downstairs WC adds practicality.

Ascending the staircase reveals a spacious landing that gracefully leads to four bedrooms, each uniquely inviting. Some of these bedrooms feature built-in wardrobes, adding a touch of luxury and functionality. The bathroom is a sanctuary of relaxation, completing the upper level. Stepping outside, the rear garden provides a private oasis, and a garage stands as both a practical and secure space.

Lying two miles north of the Royal Town of Sutton Coldfield, Little Sutton Grove, situated off Worcester Lane, offers a superb location for enjoying the very best that this highly sought after area has to offer. The surrounding area hosts a number of leisure, dining and retail opportunities, together with the vast 2400 acres of the stunning Sutton Park, a national nature reserve. Little Sutton Grove has excellent road and rail links, providing ease of access to all areas of industry and commerce, both local and national. Birmingham International Airport is only a short drive away.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
4.65m (15'3") x 3.89m (12'9")

Kitchen/Dining Room
7.11m (23'4") x 4.19m (13'9")

Utility Room
2.79m (9'2") x 1.60m (5'3")

WC

Garage

Landing

Bedroom 1
3.89m (12'9") x 3.56m (11'8")

En-suite

Bedroom 2
4.19m (13'9") x 3.51m (11'6")

Bedroom 3
4.24m (13'11") x 2.59m (8'6")

Bedroom 4
2.77m (9'1") x 2.67m (8'9")

Bathroom





Floor Plan

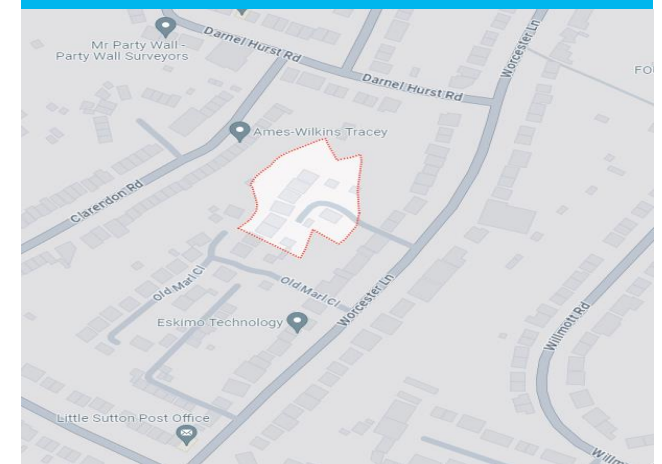
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	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: