



Little Sutton Road, Four Oaks,  
Sutton Coldfield, B75 6QH

**£450,000**

A fabulous opportunity to acquire a home in this prestigious location. Set in a popular and convenient location ideally situated for highly regarded schools for all age groups, this impressive and well presented home is not to be missed.

This charming house boasts a welcoming living room bathed in natural light, showcasing dual aspect views that infuse the space with warmth and openness. A tasteful dining room provides convenient access to a well-appointed WC. The kitchen is thoughtfully fitted with modern amenities, ensuring a seamless culinary experience.

Ascending the stairs reveals a tranquil haven comprising three generously proportioned double bedrooms, each with fitted wardrobes, offering ample storage and organization. Completing the accommodation is a fully tiled bathroom.

Little Sutton Road, just a short walk from sought after Moor Hall Primary School and is within walking distance of the Mulberry Walk development which offers a variety of shops. For those requiring access to destinations further afield, the A38, M6 Toll and M42 can all be accessed within a short commute and local public transport links offer direct routes into Birmingham and Lichfield City Centres.

#### ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Hall

Porch

Living Room  
6.10m (20') x 3.05m (10')

Dining Room  
3.23m (10'7") x 2.23m (7'4")

Kitchen  
3.68m (12'1") x 2.97m (9'9")

WC

Landing

Bedroom 1  
4.39m (14'5") max x 3.03m (9'11")

Bedroom 2  
3.66m (12') x 3.10m (10'2")

Bedroom 3  
3.11m (10'2") x 3.05m (10')

Bathroom





# Floor Plan

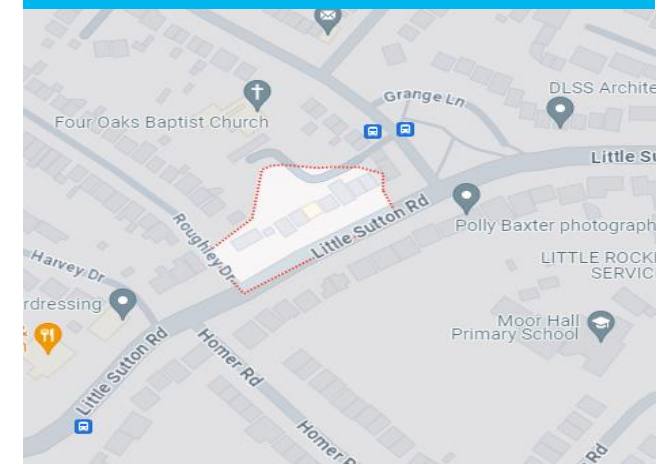
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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: