



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

Offers in the Region Of £795,000

Coming to the market for the first time in 20 years, there are endless reasons to love this home. From the extension and polished hardwood floors to the elegant decor, every surface in this home shines with perfection – so pack your bags and move straight in!

The spacious kitchen/dining is truly spectacular from every angle. A lovely light and bright space with a quality bespoke feel and luxury fittings. The wall and base units offer plenty of useful storage and are complimented with smart granite worktop. A spacious centre island with hob is ideal to cook and socialise at the same time. The family room seamlessly integrates with the kitchen/dining into one cohesive area making it a perfect space for families who enjoy spending time together, entertaining, and creating memories. A utility room with access to the side of the home is perfect to hide the mess or containing muddy feet or paws!

The living room is tasteful and elegant, creating an ambiance of refined luxury and comfort, and the lounge is an ideal space to use as a playroom or home office if desired. Ascending the first floor are three excellent sized bedrooms and a good size single bedroom. Bedroom one enjoys an ensuite and a modern bathroom completes this floor. The second floor enjoys another fantastic sized bedroom with access to eaves storage.

Outside, the garden is low maintenance and has been beautifully landscaped to create, private space to dine, entertain and wind down at the end of the day.

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.



Porch

Hall

Living Room 3.78m (12'5") max x 3.63m (11'11")

Lounge 4.75m (15'7") x 2.62m (8'7")

Kitchen/Dining Room 9.30m (30'6") x 1.88m (6'2")

Family Room 3.84m (12'7") x 3.51m (11'6")

Utility 1.91m (6'3") x 1.78m (5'10")

WC

First Floor Landing

Bedroom 1 5.28m (17'4") x 2.51m (8'3")

En-suite

Bedroom 2 4.27m (14') x 3.58m (11'9")

Bedroom 3 3.78m (12'5") x 3.66m (12')

Bedroom 4 2.65m (8'8") x 2.40m (7'11")

Bathroom

Second Floor Landing

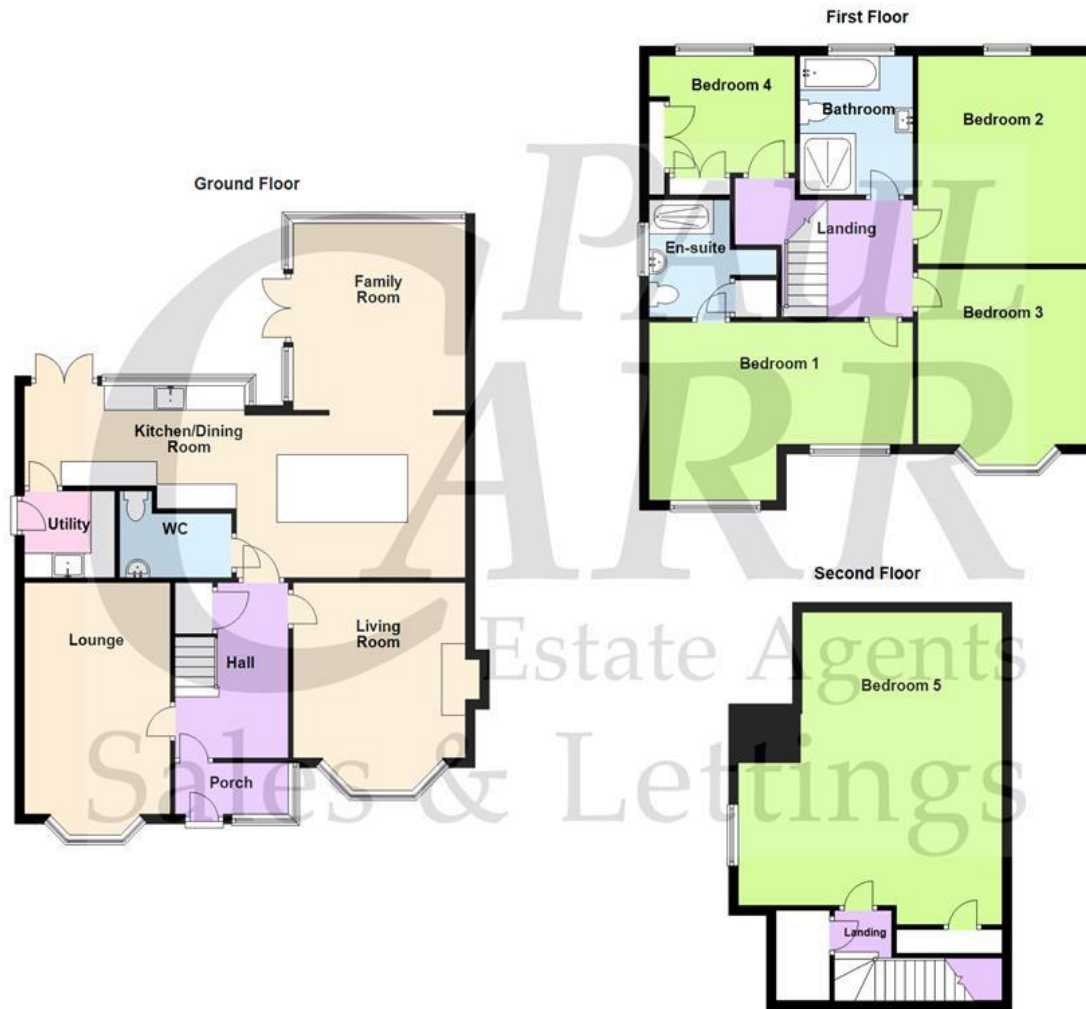
Bedroom 5 6.41m (21') x 5.56m (18'3")





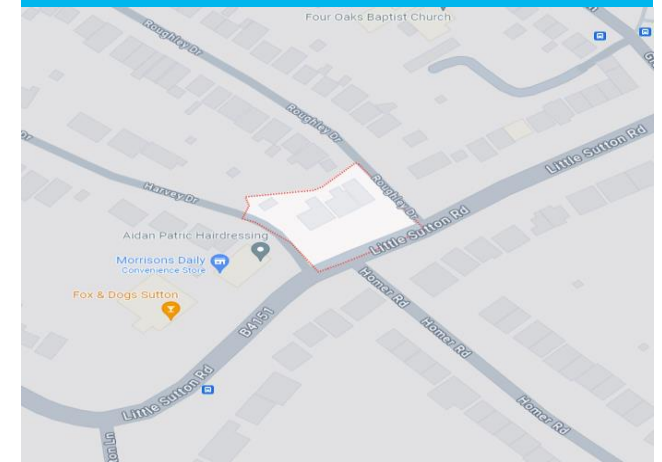
Floor Plan

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



Energy Performance Rating

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: