



Worcester Lane,
Sutton Coldfield, B75 5NQ

Offers Over £520,000

Located within an exceptionally desirable location, this beautiful detached home has been thoughtfully refurbished and styled to create contemporary accommodation alongside the character and charm of its traditional build. Early viewing is recommended in order to avoid disappointment.

This house features an inviting and attractive living room, perfect for relaxation and entertainment. The breakfast kitchen is well fitted, ideal for meal preparation and casual dining. There is a practical utility area for additional storage and laundry needs. A family room that could also be used as a formal dining room provides access to the rear garden.

Upstairs, you'll find four double bedrooms, all with ample of wardrobe space. Bedroom one enjoys an ensuite and a well-appointed bathroom serves these bedrooms.

The rear garden is designed for low maintenance, making it an easy-to-care-for outdoor space perfect for relaxation and outdoor activities.

With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, water, electric and drainage.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
15' 6" into bay x 11' 7" (4.72m x 3.53m)

Dining Room
11' 5" x 8' 3" (3.48m x 2.51m)

Kitchen
12' 5" x 11' 3" (3.78m x 3.43m)

Utility
1.75m (5'9") x 1.52m (5')

WC

Garage

Landing

Bedroom 1
3.91m (12'10") x 3.58m (11'9")

En-suite

Bedroom 2
11' 6" x 11' 3" max into fitted cupboard (3.50m x 3.43m)

Bedroom 3
11' 6" x 9' 7" max into fitted cupboard (3.50m x 2.92m)

Bedroom 4
9' 2" x 8' 6" max into fitted cupboard (2.79m x 2.59m)

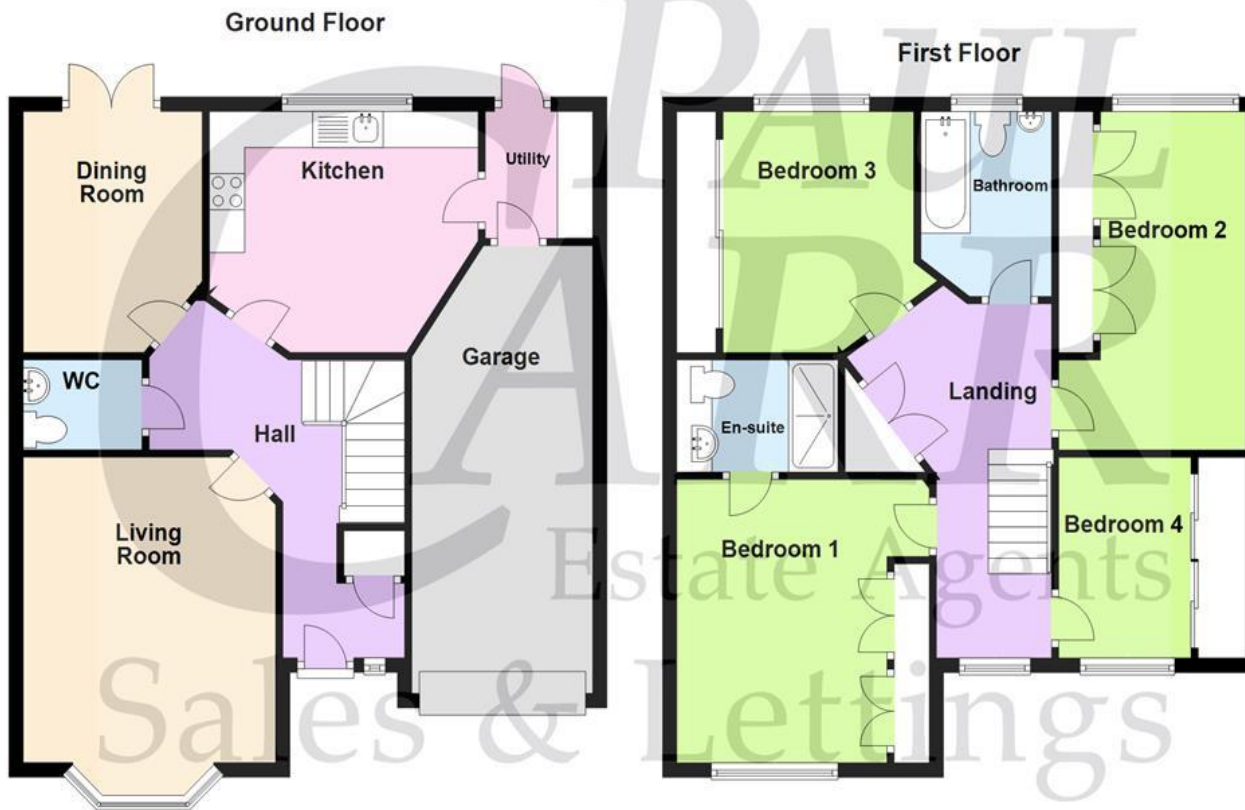
Bathroom





Floor Plan

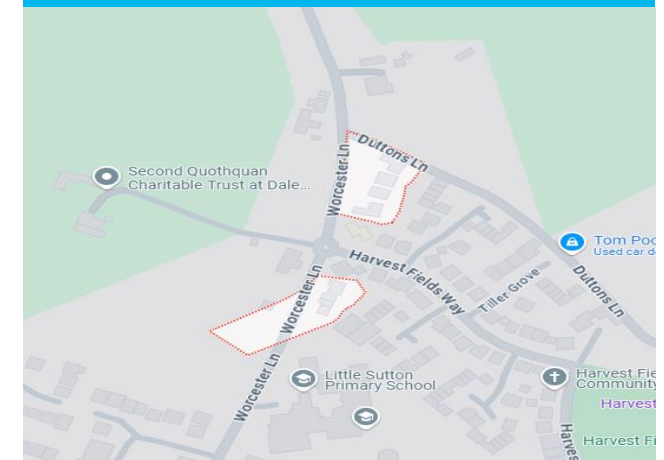
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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: 27th February 2025