



67 Little Sutton Lane, Four Oaks, Sutton Coldfield, B75 6SJ

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

When you narrow down your list of dream roads, Little Sutton Lane is always up there at the top of it, and we are delighted to be offering this superb property in this fantastic location a stone throw from Moor Hall.

This attractive five bedroom detached family home with a westerly facing garden offers superb accommodation and is approached by a large multi car in-out driveway, with manicured lawn. An internal inspection continues to delight as you walk through the large and welcoming entrance hall you have the choice of three reception rooms, to the fore is the dining room, to the side the living with dual aspect views of both front and rear garden, and to the rear the cosy family room.

The modern kitchen is finished in a gloss white, with handle less cabinetry and a large centre island perfect for entertaining and family mealtime, there is a useful utility and access to the garage.

The first floor boasts a brilliant principal suite with gorgeous view of the garden, and benefits from a stylish ensuite, the other four bedrooms are generous in size so there would be no fighting over whose having which as they're all great, the principal bathroom, and separate WC completes the first floor.

Outside is an extensive rear garden with large lawn, mature shrubbery, and large patio, which is a real suntrap. If you want a beautiful home, in a stunning area, close to brilliant schools, amenities, and transport links, then this ticks the boxes for you.



Porch

Hall

Lounge 6.02m (19'9") x 3.64m (11'11")

Dining Room 3.88m (12'9") x 3.28m (10'9")

Family Room 5.83m (19'2") x 3.28m (10'9")

Kitchen 4.53m (14'10") x 4.41m (14'6")

Garage

Utility 2.38m (7'10") x 1.78m (5'10")

WC

En-suite Shower Room

Bedroom 1 4.36m (14'4") x 4.23m (13'11")

Bedroom 2 3.90m (12'9") x 3.32m (10'11")

Bedroom 4 3.32m (10'11") x 2.87m (9'5")

Bathroom

Bedroom 3 3.64m (11'11") x 3.20m (10'6")

Bedroom 5 2.96m (9'9") x 2.71m (8'11")

WC

Landing





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

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

Map Location





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.





15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA

Email: sales@exclusiveandruralhomes.co.uk

Tel: 0121 308 5511



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