



Little Sutton Lane, Sutton Coldfield B75 6PQ
£1,050,000

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EXCLUSIVE



Little Sutton Lane, Sutton Coldfield B75 6PQ

**** £50,000 REDUCTION **** Occupying a wonderful and much sought after location on one of Sutton Coldfield's most prestigious addresses, this truly outstanding and spaciouly extended freehold family detached is very accessible for Four Oaks railway station, Mere Green, great local schools and Sutton Park. The gas centrally heated and double glazed accommodation, offered with no upward chain, must be viewed to be fully appreciated, briefly comprising;

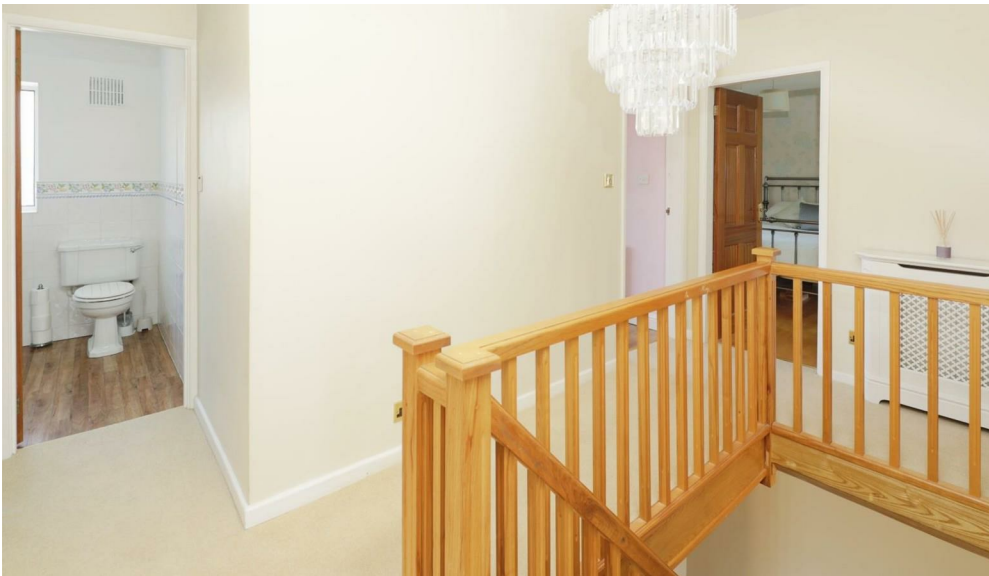
Covered porch, impressive hall with Amtico flooring and guests cloaks with white suite, study, dining room, sitting room with Amtico flooring, lounge with feature open fireplace, Amtico flooring and double French doors to patio, superbly extended kitchen/family room having a comprehensive range of units with granite work surfaces, central island sink unit and breakfast bar with Siemens appliances, incorporating twin double ovens, induction hob with extractor fan, Karndean flooring, 4 sky lights, double French doors to patio. Utility with door to front, sink unit and 2 further sky lights.

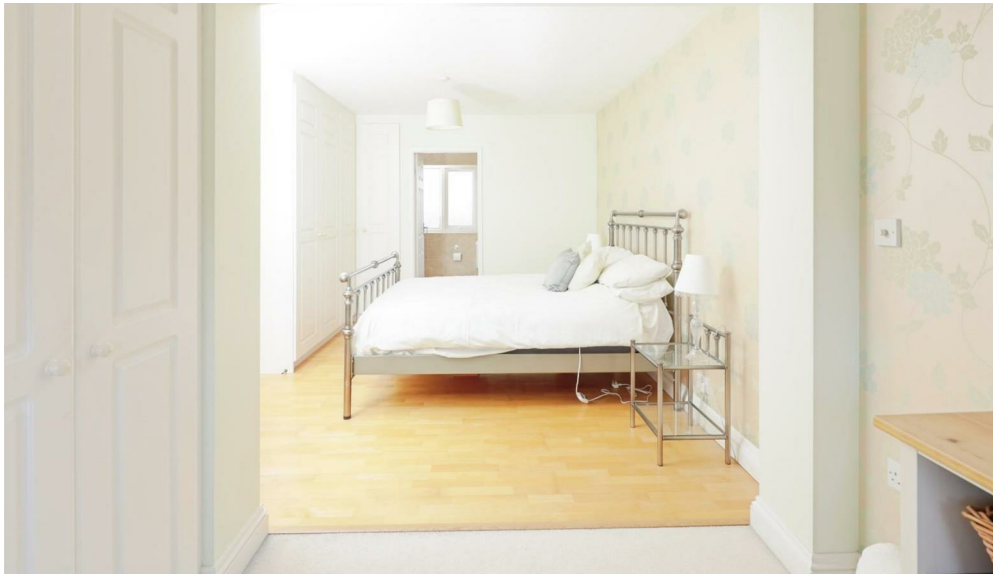
First floor, gallery landing, hatch to partially boarded loft housing Worcester condenser boiler, 5 bedrooms (all with fitted wardrobes), bedroom 1 with dressing area and shower room ensuite, bedroom 2 with refitted shower room ensuite and family bathroom.

Outside, garage having up and over door and double rear access doors, front sweeping in and out block edged pebbled driveway providing excellent parking with retaining wall and central lawn. Private, good sized garden with patio, extensive lawn with manicured borders and mature tree screening.

















Ground Floor



First Floor

Total floor area 231.7 sq.m. (2,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Sutton Coldfield -
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