



**PAUL
CARR**
Estate Agents
Sales & Lettings

Little Sutton Road,
Sutton Coldfield, B75 6QL

Offers Over £350,000

This home has been cherished by its current owners and offers a wonderful opportunity for its next chapter. Combining character, comfort, and outstanding outdoor space, this delightful bungalow presents a rare opportunity to acquire a truly cared-for home in a sought-after setting.

The generous living room to the front is light and airy with feature fireplace, to the rear is the well fitted kitchen with a breakfast area enjoying beautiful garden views. The kitchen further provides access to a lean to with a WC and access to the front and back of the home and the garage.

The property benefits from two double bedrooms, one positioned to the front and one to the rear, both providing plenty of room for bedroom furniture and the modern family bathroom completes the accommodation.

Approached via an impressive in-and-out driveway, the home benefits from extensive off-road parking and excellent kerb appeal. To the rear, the expansive garden is a particular highlight, offering a peaceful and private setting with mature planting, wide lawns, and ample space for relaxing, gardening, and enjoying the outdoors.

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.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall 6.12m (20'1") x 1.98m (6'6")

Living Room 4.83m (15'10") x 3.06m (10')

Dining Area 3.07m (10'1") x 2.57m (8'5")

Kitchen 3.25m (10'8") x 3.07m (10'1") max

Lean-to

Bedroom 1 4.03m (13'3") x 3.33m (10'11")

Bedroom 2 4.14m (13'7") x 3.33m (10'11")

Bathroom 1.98m (6'6") x 1.78m (5'10")

WC 1.55m (5'1") x 0.81m (2'8")

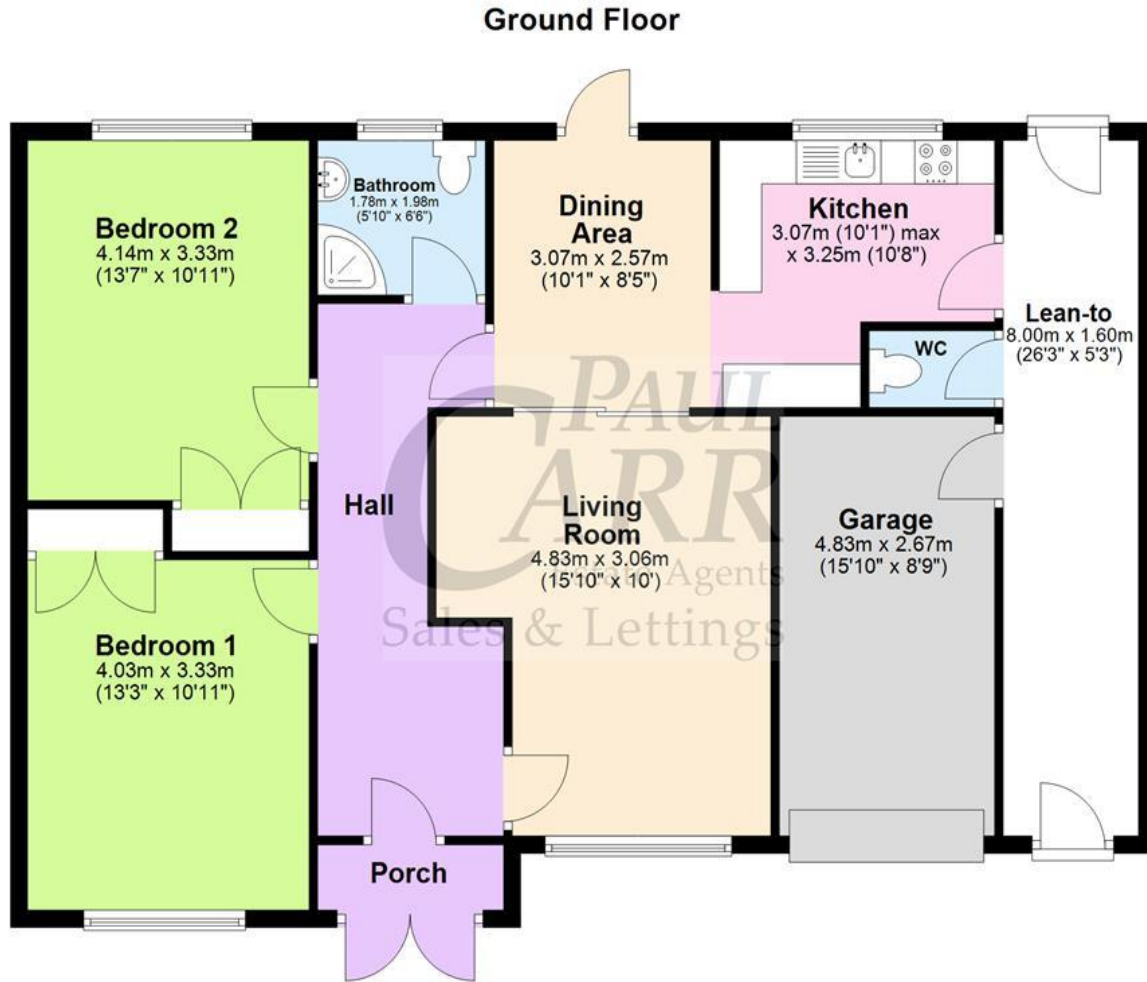
Garage 4.83m (15'10") x 2.67m (8'9")





Floor Plan

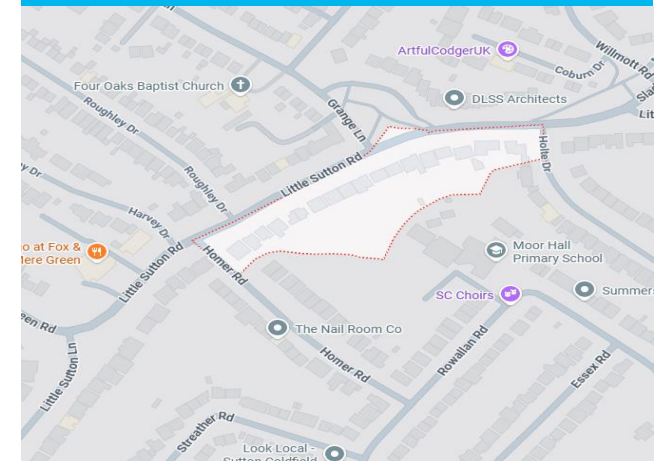
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

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:

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