



**Little Sutton Lane, Sutton Coldfield, B75 6SN**

**Offers Over £1,000,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Little Sutton Lane, Sutton Coldfield

## DESCRIPTION

**\*\*FURTHER REDUCED BY £150,000\*\***

Truly one of the most desirable homes on this much sought after road, within very easy access of Sutton Coldfield and Four Oaks amenities, great local schools and public transport facilities including Four Oaks railway station.

Occupying a fabulous 0.39 acre Westerly facing plot, the property offers immense potential for improvement & extension (subject to planning permission) and enjoys the benefit of gas central heating, solar panels, sprinkler irrigation system, security cameras, replacement double glazed windows (in 2022 by JMI windows), robotic lawn mower and air conditioning unit.

In brief, the accommodation comprises; Covered porch, spacious hall with understairs cupboard and door to fantastic dry cellar housing Potterton boiler, guests cloaks having white suite, through living room with feature inglenook stone fireplace, spacious separate dining room, kitchen/breakfast room. Four first floor double bedrooms (all with wardrobes) and bedroom one with shower room ensuite, family bathroom and separate WC.

Outside, front lawned garden with block paved driveway leading through to the rear of the property offering incredible parking facilities with outside lighting, power and water. Three outside stores and extensive lawned rear garden. Detached garage for 6 cars with electrically operated door, power, hot and cold water, central heating, 2 industry grade electric vehicle charge points, large boarded loft and gardeners' WC.











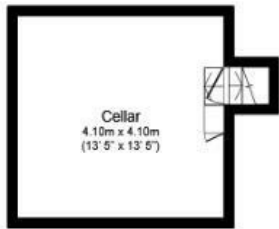




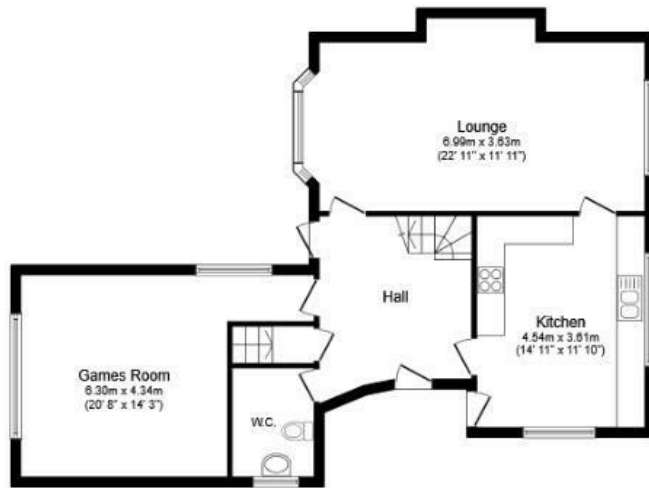




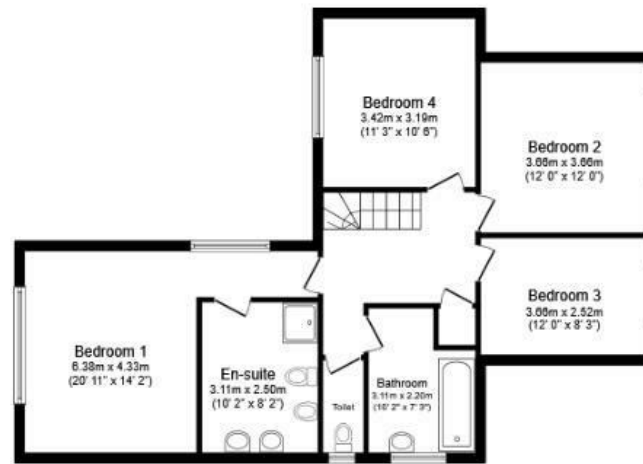




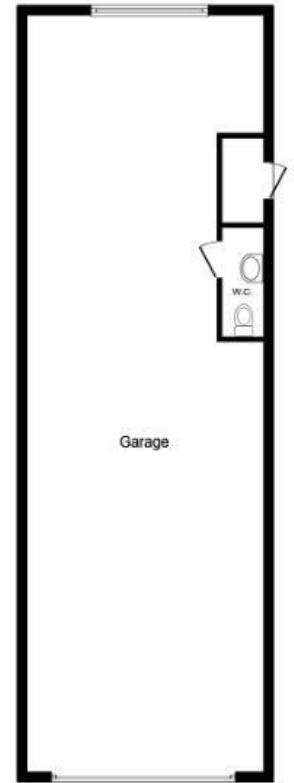
**Cellar**  
Floor area 20.0 sq.m. (216 sq.ft.)



**Ground Floor**  
Floor area 84.2 sq.m. (906 sq.ft.)



**First Floor**  
Floor area 81.7 sq.m. (879 sq.ft.)



**Garage**  
Floor area 82.4 sq.m. (887 sq.ft.)

**Total floor area: 268.3 sq.m. (2,888 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)