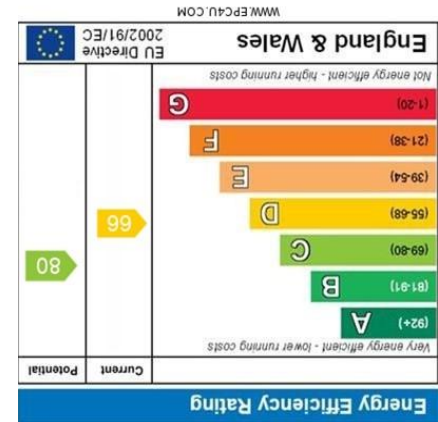


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Beautifully Presented Throughout
- Refitted Kitchen Diner
- 3 Reception Rooms
- 4 Good Sized Bedrooms
- Master With En Suite Bathroom

Little Sutton Lane, Four Oaks,  
 Sutton Coldfield, B75 6SH

£770,000



## Property Description

Occupying a highly sought after location within Four Oaks and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This lovely family home has been thoughtfully extended and offers spacious living accommodation over two floors and is approached via an in and out driveway to the front, a large impressive entrance hallway, a formal lounge, a further sitting and dining room, a beautiful expensively refitted kitchen diner, on the first floor there are four bedrooms, the master has an en suite bathroom and a refitted family shower room, to complete the home there is a double garage and a private rear garden.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** An impressive entrance with an Orangery lantern light over head, radiator and opening in to the hallway with a returning staircase to the first floor, wood effect flooring, coving and doors to:

**GUEST WC** Refitted to include a suite with a low level WC, integrated vanity storage with wash hand basin, side facing window and heated towel rail.

**FORMAL LOUNGE** 17' 1" x 13' 8" (5.21m x 4.17m) Entered via double doors from the hallway and having a bay window to the front, radiator and coving.

**KITCHEN DINER** 22' 3" x 14' 6" max (6.78m x 4.42m) Including a comprehensive fitted kitchen by Mereway Kitchens and comprises a Neff Hide & Slide oven, Neff combined oven and microwave, Neff induction hob, Neff fridge, and Siemens dishwasher, quartz work surfaces, sink and drainer unit, a window to the rear, a further door to the side and opening in to the dining/sitting area for casual dining.

**SNUG** 14' 11" x 11' 5" (4.55m x 3.48m) Having a feature fireplace as the focal point, double doors to the rear garden, a window to the side and opening in to the formal dining area.

**FORMAL DINING** 14' 11" x 9' 11" (4.55m x 3.02m) Having windows to both side and rear, radiator and a further door leading back in to the hallway.

From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 18' 6" x 9' 10" (5.64m x 3m) Having a window to the front, radiator and a door to the en suite bathroom.

**EN SUITE BATHROOM** To include a matching white suite with a panelled bath, a separate shower cubicle, wash hand basin, low level WC, radiator and a front facing window.

**BEDROOM TWO** 11' 5" x 10' (3.48m x 3.05m) Having a window to the rear and radiator.

**BEDROOM THREE** 11' 6" x 8' 4" (3.51m x 2.54m) Having a window to the rear and radiator.

**BEDROOM FOUR** 9' 11" x 7' 10" (3.02m x 2.39m) Having a window to the side and radiator.

**REFITTED SHOWER / WETROOM** A matching suite with a double width walk in shower cubicle, wash hand basin with vanity storage beneath, WC, heated towel rail and side facing window.

**GARAGE** 17' 3" x 16' 1" (5.26m x 4.9m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a lovely sized garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries and being ideal for the family buyer.

Council Tax Band G Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 64Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach, Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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