



Rose Cottage, Nursery Lane, Four Oaks,
Sutton Coldfield, B74 4TP

Offers in Excess of £450,000

'Rose Cottage' is a unique detached cottage situated on a private road just moments away from Sutton Park and is sold with the benefit of NO UPWARD CHAIN. Properties like this are rarely available and our vendor has lived here happily for 18 years, a testament to the property and location.

Deceptively spacious, it comprises a well-proportioned living room with access to a conservatory which is ideal to relax and wind down at the end of the day. The bespoke breakfast kitchen is well fitted with wood wall and base units and the WC completes this floor.

To the first floor are two double bedrooms and a family bathroom that services both bedrooms.

There is also off street parking for two cars secured behind gates.

Nursery Lane occupies a highly desirable residential location just a short walk away from sought after primary and secondary schools. Good local shops are within walking distance with Mulberry Walk offering a variety of shops and fine dining restaurants and wine bars. Four Oaks and Butlers Lane stations facilitate ease of access for commuters travelling to Birmingham and Lichfield City centres.

You will not want to miss out on this unique opportunity. Early viewing is highly recommended to avoid disappointment.
CALL TODAY TO BOOK A VISIT.

Hall

Kitchen

4.32m (14'2") x 3.48m (11'5")

Living Room

4.75m (15'7") x 3.96m (13')

Conservatory

WC

Landing

Bedroom One

3.53m (11'7") x 2.93m (9'7")

Bedroom Two

3.48m (11'5") x 2.00m (6'7")

Bathroom





Floor Plan

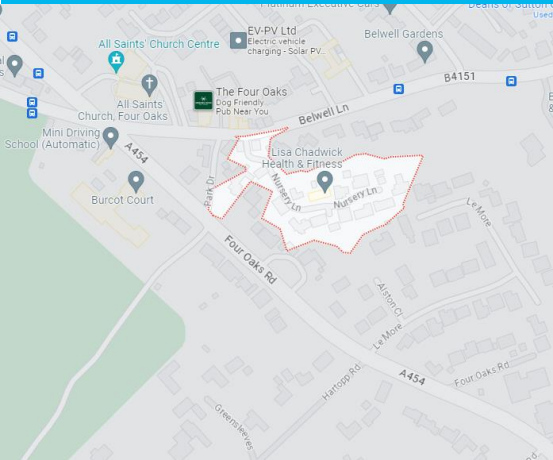
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
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