



Little Sutton Grove, Four Oaks,
Sutton Coldfield, B75 5PL

£635,000

This exceptional house, owned from new, is located on a private road, offering both privacy and a sense of exclusivity. The property is meticulously maintained, presenting an immaculate and stylish appearance that is evident from the moment you step inside.

The interior of the house is thoughtfully designed with spaciousness and modern living in mind. The living room is generously proportioned, providing ample space for relaxation and entertainment. Large windows and doors open up to the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor spaces. The kitchen is a standout feature of this home. It is an open-plan, modern kitchen equipped with state-of-the-art appliances and features a central island that serves as both a functional workspace and a casual dining area. The adjacent dining area is perfect for family meals and hosting dinner parties, making it a central hub for daily activities.

A beautiful landing leads to the upper floor, where the design continues to impress. The house offers five well-appointed bedrooms, providing ample accommodation for family and guests. Bedroom one enjoys an ensuite bathroom. The additional bedrooms are spacious and versatile, suitable for use as guest rooms, children's rooms, or home offices. The family bathroom is modern offering convenience and style.

Outside, the property includes a driveway and garage, providing secure parking and additional storage space.

Lying two miles north of the Royal Town of Sutton Coldfield, Little Sutton Grove, situated off Worcester Lane, offers a superb location for enjoying the very best that this highly sought after area has to offer. The surrounding area hosts a number of leisure, dining and retail opportunities, together with the vast 2400 acres of the stunning Sutton Park, a national nature reserve.



Hall

Living Room
6.17m (20'3") x 3.43m (11'3")

Kitchen/Dining Room
6.17m (20'3") x 4.45m (14'7")

Utility
1.93m (6'4") x 1.41m (4'7")

WC

Garage

Landing

Bedroom 1
4.45m (14'7") x 3.63m (11'11")

En-suite

Bedroom 2
3.53m (11'7") x 2.44m (8')

Bedroom 3
2.87m (9'5") x 2.81m (9'2")

Bedroom 4
2.51m (8'3") x 2.31m (7'7")

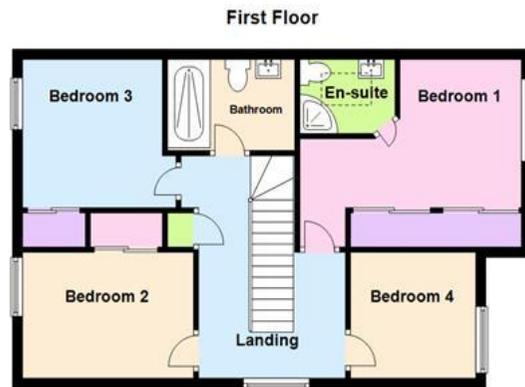
Bathroom





Floor Plan

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

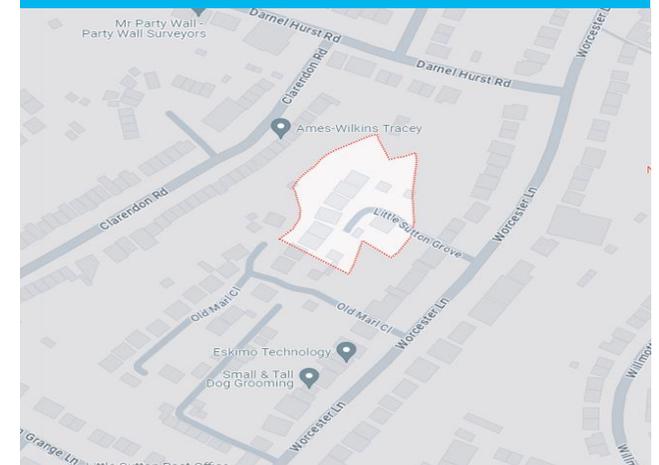


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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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. Came on the market: