



151 LITTLE SUTTON LANE, FOUR OAKS B75 6SW

PURCHASE PRICE - £975,000

Acres Collection Division are delighted to be able to offer to the market, for the first time in 20 years, this quite exceptional, imposing, traditional, much enlarged, and improved five bedroom detached family home, which exudes elegance, comfort and functionality at every turn. Indeed, as you step into the property you are immediately greeted by the exquisite blend of its modern design, spacious proportions and luxurious amenities which define such an superb home.

The property boasts a charming exterior and features a mix of contemporary and timeless architectural elements. Set to the rear is a substantial, secluded well maintained garden with a summer house/garden room offering the most private of environments in which to unwind.

Upon entering the property you are greeted by a warm, welcoming reception hall which sets the tone for the entire property. There are three reception rooms; a generous lounge boasting a contemporary, feature fireplace and full height bay window overlooking the property's gardens, furthermore, there is a generous dining room together with a snug/day room. Prepare to be impressed by the state of the art kitchen that awaits you. A superb culinary heaven that is equipped with a host of integrated appliances and features a substantial central island unit with quartz worktops, which additionally doubles as a four space breakfast bar. A bank of fitted units offer generous storage, furthermore there are finishing touches such as under cabinet lighting and illuminated glass shelves, together with twin ovens and wide bi-fold doors which open to the rear, furthermore, there is a utility room off and guests cloakroom/w.c set of the main hallway.

A split directional landing provides access to the property's five generous bedrooms which are designed with comfort and privacy in mind. The master suite features fitted wardrobes and opens to a generous en-suite shower room, furthermore, there is a well appointed family bathroom having freestanding bath and double shower cubicle.

Four Oaks offers sought after schooling, excellent public transport facilities including access to the cross city rail line, and a host of restaurants, and other facilities at Mere Green. Furthermore the Ventura shopping park is only a short drive away, as is open country side.

Finally the accommodation is complemented of course by gas central heating and PVC double glazing (both where specified), and has a double car garage with electric door, and the security of an alarm system. Viewing is essential.



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



Setback from the roadway behind a multi vehicular, block paved driveway with lawned foregarden having shrubs and bushes, access is gained to the property via a multi-locking door having double glazed insets opening to:

DEEP, WELCOMING RECEPTION HALL: PVC double glazed obscure windows to front, radiator.

GUESTS CLOAKROOM/W.C.: Obscure PVC double glazed window, matching white suite comprising wash hand basin, low flushing w.c., chrome ladder style radiator.

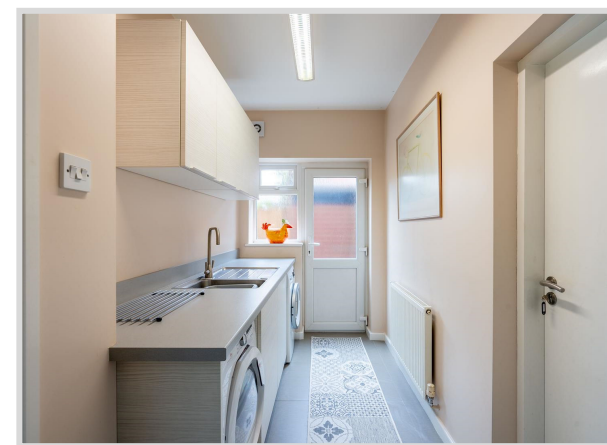
IMPOSING SPACIOUS LOUNGE: 22'1" into bay x 13'0" Full height PVC double glazed bay window to rear, feature log effect gas fire set into a stone fire surround with hearth and mantel, double radiator.

DINING ROOM: 17'2" max x 14'7" min x 12'9" PVC double glazed bay window to front, double radiator.

SNUG/DAY ROOM: 11'3" x 8'3" PVC double glazed window to rear, feature fitted wall having twin double base units, radiator.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 16'0" max x 13'3" min x 15'8" Wide double glazed bi-fold doors to rear, one and a half bowl sink unit set into sweeping granite worksurfaces, there is a comprehensive range of twin coloured contemporary fitted base and wall units with further pan drawer units and integrated dishwasher. Large, central island having further base units, sweeping worksurfaces with inset plush fitting hob, in turn having feature stainless steel extractor canopy over. Elevated twin ovens and twin microwaves, integrated fridge and freezer, island unit having four space breakfast area with stools, two contemporary radiators, LED illuminated glass shelving, tiled floor.

UTILITY ROOM: 13'10" x 5'0" PVC double glazed window and part double glazed door to side, single bowl sink unit set into worksurfaces having base units beneath and recesses for washer and dryer, radiator, door to garage.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





STAIRS TO SPLIT DIRECTIONAL LANDING: Radiator.

MASTER BEDROOM: 14'8" max x 10'4" min x 14'6" max x 10'8" min
PVC double glazed window to rear, radiator, two double fitted wardrobes.

LARGE EN-SUITE SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wide, teardrop style vanity wash hand basin having twin wall hung base units beneath, low flushing w.c., tiled splashbacks, chrome ladder style radiator.

BEDROOM TWO: 15'6" max x 12'4" min x 13'0" PVC double glazed bay window to rear, radiator, double built-in wardrobe.

BEDROOM THREE: 15'10" max x 12'6" min x 13'0" PVC double glazed bay window to front, radiator, double built-in wardrobe.

BEDROOM FOUR: 12'1" max a 9'0" min x 10'2" max x 5'6" min PVC double glazed window to rear, radiator.

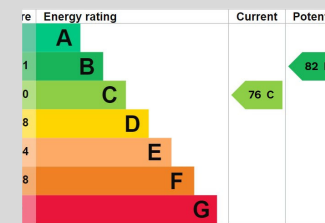
BEDROOM FIVE/OPTIONAL HOME OFFICE: 9'7" x 9'0" PVC double glazed window to front, radiator.

FAMILY BATHROOM: PVC double glazed obscure window to front, matching, well appointed white suite comprising free standing bath, wall hung wash hand basin, low flushing w.c., double short cubicle having glazed splashscreen, feature chrome ladder style radiator, tiled splashbacks and floor.

DOUBLE GARAGE: 16'3" x 13'10" Electric garage door, fitted sink with worktop and base unit.

OUTSIDE: Patio area opens to a substantial lawned rear garden flanked by borders, mature shrubs and bushes offering a high degree of privacy, in turn leading to a further garden area with additional, lawn, shrubs and bushes.

SUBSTANTIAL SUMMER HOUSE/GARDEN ROOM: Windows and door opening to garden, in turn having an additional separate storage area to the rear.



Council Tax Band: G





Ground Floor
Approx 126 sq m / 1360 sq ft



First Floor
Approx 100 sq m / 1079 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representative only and may not look like the real items. Made with Made Possible.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.