

# Little Sutton Lane, Four Oaks,

Sutton Coldfield, B75 6PG

**Offers in excess of  
£750,000**

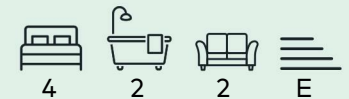
## Why this home is chosen...

Located at this well respected and sought after address this lovely family home offers tremendous potential to extend and further improve (stp). Accommodation includes four double bedrooms (main bedroom with en-suite and fitted wardrobes), modern kitchen/diner, spacious living room, office/playroom and large garage.

## A quick tour

Highlights of this property include:

- Spacious living room
- Four double bedrooms
- Fitted wardrobes and en-suite to main bedroom
- Modern kitchen/diner
- Office/playroom
- Large garage
- Lovely rear garden
- Did we mention the sought after location?



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**Come on in...**



Kitchen/Diner



Kitchen/Diner



Living Room



Bedrooms

## VIEWING

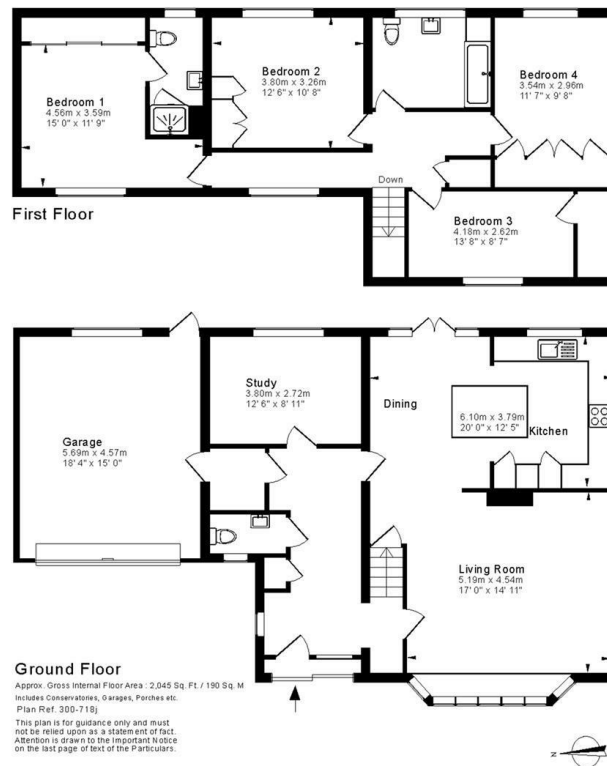
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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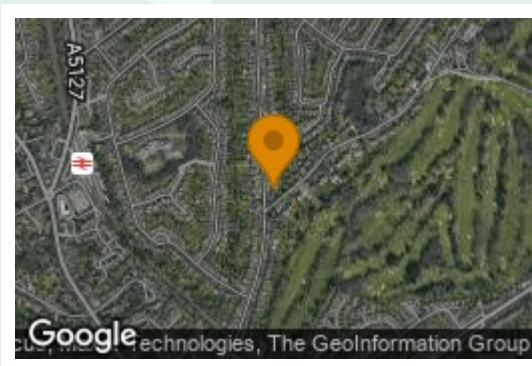
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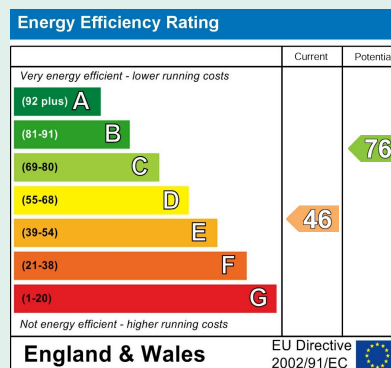
## FLOOR PLAN



## HYBRID MAP



## ENERGY EFFICIENCY



## PURCHASER FEE

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price (subject to a minimum fee of £2,000 plus VAT) which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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