



28, LITTLE SUTTON LANE

SUTTON COLDFIELD - OFFERS OVER £700,000

**chosen**



## Why this home is Chosen...

Located at this well respected and sought after address this superb extended family home is in excellent decorative order. Accommodation includes stunning open plan kitchen/diner/family room with bi-fold doors to the garden, utility room, large lounge, four double bedrooms (one with en-suite), modern family bathroom, double garage and generous gardens. With easy access to local amenities in Sutton Coldfield and Mere Green, and excellent schools all nearby, this home is not going to be around for long.

### A quick tour

Highlights of this superb family home include:

- \* Stunning open plan kitchen/diner/family room
- \* Large lounge
- \* Utility room
- \* Four double bedrooms
- \* En-suite & family bathroom
- \* Generous gardens
- \* Double garage
- \* Did we mention the sought after location?



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## Oozing with luxury

Accessed through a double glazed porch, the entrance hall with stairs rising to the first floor has doors off to the lounge, stunning open plan kitchen/diner/family room and guest wc and features beautiful herringbone parquet flooring. The spacious lounge is bright and airy and also features beautiful herringbone parquet flooring. Double doors lead through to the large open plan kitchen/diner/family room. The stunning open plan kitchen/diner/family room features large bi-fold doors to the rear garden, tiled floor, a range of modern units and central island with breakfast bar and a range of integrated appliances. A door leads to the utility room with plumbing for washing machine, space for dryer and door to storage cupboard and door to outside.

To the first floor is a generous landing with large window, loft access with drop down ladder and doors to the bedrooms and bathroom. Bedroom one to the rear features an en-suite with shower, wc and wash hand basin and enjoys views over the rear garden. There is a further double bedroom to the rear and two double bedrooms overlooking the front. The modern family bathroom features a 'P' shape bath with shower over and glass shower screen, wc with hidden cistern and wash hand basin.

Outside, there is a generous driveway providing off road parking for several cars and giving access to the double garage, there is also a large area of lawn. To the rear, the generous garden features an initial patio area leading to lawn with fence surrounds.

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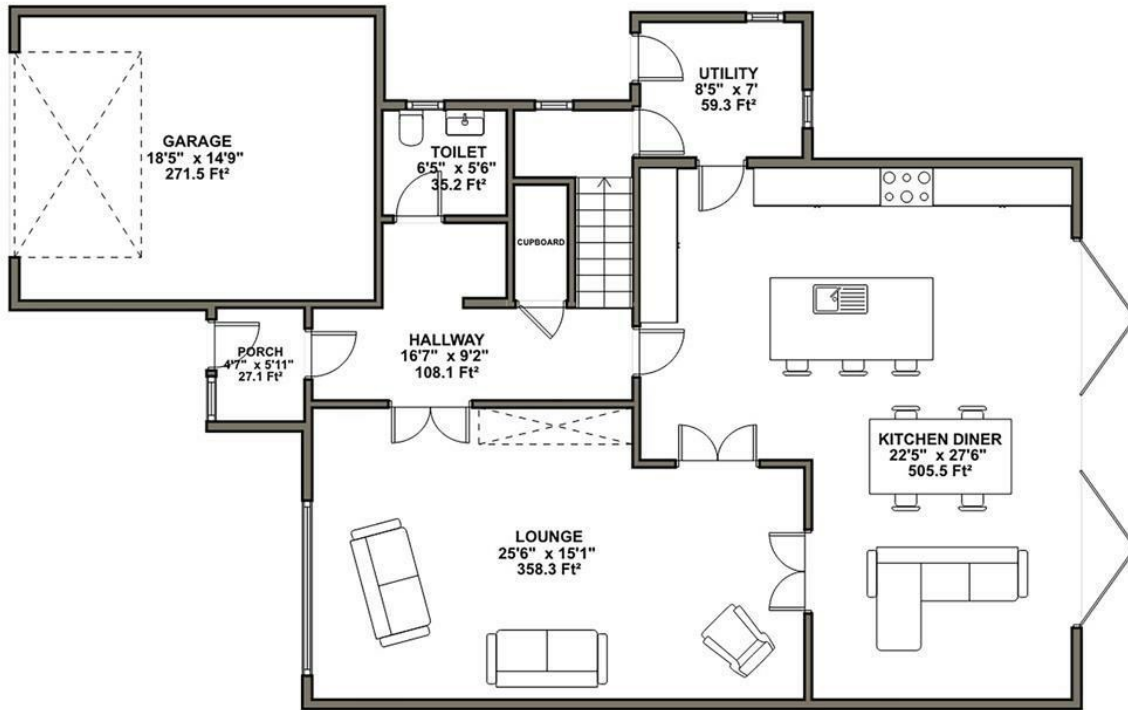
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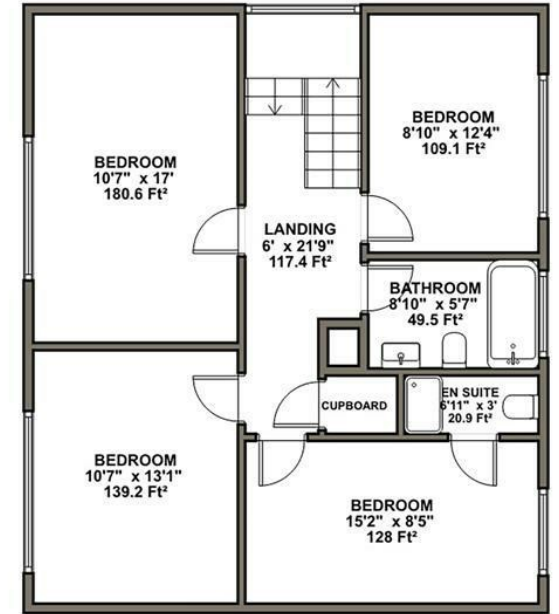


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**GROUND FLOOR**



**FIRST FLOOR**

**GROSS INTERNAL AREA**  
**2416.2 Ft<sup>2</sup>**  
 (SIZES & DIMENSIONS ARE APPROXIMATE)

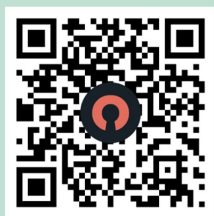
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## Enquiries

28 Little Sutton Lane is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price 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. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      | 72                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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