

17 HEATHER COURT GARDENS
SUTTON COLDFIELD
B74 2ST


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

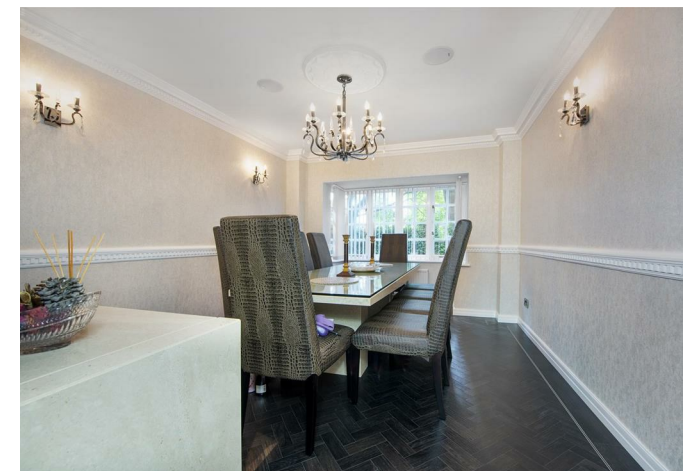
A deceptively spacious detached family home in secluded position situated on the sought after exclusive Four Oaks Estate.

Accommodation comprises of: Reception Hall, Guest Cloakroom/WC, four Double Bedrooms, Three En-Suites, Bathroom/WC, Drawing Room, Dining Room, Breakfast/Kitchen, Family Room, Utility, Study, Entertaining/Cinema Room, Three Car Garage,

The property is complimented by Private Walled Gardens.

Approximate gross internal floor area 3,724 sq. ft (345.9 sq. m).

EPC Rating: D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is located on a private road on the sought-after Four Oaks Estate. The Four Oaks Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park. Originally the site of Four Oaks Hall, the house and its surrounding land were sold in 1868 to Hubert de Burgh-Canning, 2nd Marquess of Clanricarde for residential development. Four Oaks Hall was demolished in 1898. Covenantants have ensured the Four Oaks Estate has been preserved as a most attractive and highly desirable place to live with tree-lined private roads; their names derived from its historical past. The Estate is now situated in a Conservation Area.

Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits. Four Oaks tennis club is also close by. Nearby Mere Green provides a good selection of everyday shops including M&S and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC. The Cross City line from Four Oaks station, only a short walk from the property, connects to main line services from Birmingham New Street. The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. The independent King Edward's schools are also easily reached from Four Oaks station. Purchasers are advised to check with the council for up to date school catchment areas.

Distances

Sutton Coldfield town centre 0.9 miles
Lichfield 7.7 miles
Birmingham 8.8 miles
Birmingham International/NEC 13.7 miles
M6 Toll 4.8 miles
M6 (J7) 6.5 miles
M42 (J9) 7 miles
(Distances approximate)

Description of Property

Da Vinci house occupies arguably the most private position in Heather Court Gardens it being the last property on the road. Entered via a Private drive, you are greeted by walled courtyard with electrically gated entrance, a brick paved driveway and water feature which has LED lighting timer control.

Via the main entry door the Reception Hall is most impressive with its ceramic tiled flooring, deep cornice and window overlooking the courtyard. The wealth of the accommodation on the ground floor starts with one of four reception spaces, the drawing room is every bit the formal entertaining space for family and friends with Arched Fishbone Inglenook with open fireplace, decorative surround, and beautiful 'Karndeal' flooring, the French doors offering access to the gardens.

The formal dining room with view over the gardens is a private space for diner parties and those family Christmas dinners!

A snug/family room is available for a cosier setting and is a light space thanks to the bay window overlooking gardens and French doors to the patio - Karndeal flooring gives a stylish feel to the room.

The refitted Breakfast/Kitchen has an extensive range of modern high gloss units, polished granite work surfaces and upstands and integrated 'De Dietrich' appliances. With under counter LED lighting it has a really modern feel. integrated appliances include combi/microwave oven with double oven below, dishwasher and fridge/freezer. The breakfast bar offers a more informal dining setting - ideal for those families with busier lifestyles. A door leads into the utility which has inset sink and floor cupboard below, work surface, wall unit, plumbing for washing machine, separate dryer and ceramic tiled floor.

Via the Utility room a quiet study space can be found for peaceful work from home days, fitted with shaped desk and cabinets, 'Karndeal flooring' and window overlooking gardens, it is ready to use.

The last reception space is a generously sized Entertaining/Cinema Room, a fantastic addition to ensure quality family time with its projector and screen, Karndeal flooring, window overlooking gardens and French doors to the patio. A hatch leads to a fully boarded loft space above with folding ladder.

A well appointed guest WC completes the ground floor accommodation.

On the first floor a gallery landing with window provides access to the four bedrooms and the house bathroom.

The principal bedroom has an extensive range of fitted furniture by Hammonds including wardrobes, dressing table, twin chest of drawers and padded bench seat with drawers below. Karndeal flooring and window overlooking courtyard give the room a luxury feel and there are two further windows overlooking gardens making the room a light space. The En Suite Wet Room has a wide shower, wash basin on tiled stand with illuminated mirrored recess above and tall wall units either side, again for the luxury fee a designer central heated towel rail is fitted on the wall.

Bedroom two at the other end of the landing feels like a second suite with a range of fitted furniture by Hammonds including Super King bed, bedside tables and wardrobes either side. Karndeal flooring with underfloor heating and window overlooking courtyard. Further storage space is available in the walk in wardrobe and a door leads into the En Suite Shower Room. With circular stone basin on tiled surface with drawers below and illuminated mirror above, the walk-in shower with digital controls and wall mounted WC really does make you feel like you could be in a hotel.

Bedroom Three, also En suite again has the benefit of a range of fitted furniture by Hammonds including wardrobes, dressing table and bedside tables. The shower Room with wide shower enclosure, wall mounted vanity unit with drawer below and wall mounted WC has contrasting wall and floor tiling, inset floor mood lighting and wall cabinet. A Designer towel rail is also fitted.

Bedroom 4 still being a double in size, has enviable views over the gardens.

The first floor accommodation is completed by the Bathroom/Wet Room which has a corner shower, corner bath, wall mounted vanity unit with drawer below and wall mounted WC. Floor LED lights up on entry.

OTHER INFORMATION

The house has operational CCTV cameras all around with the ability to remotely view images on a mobile phone.

CAT 6 cabling has been carried out to provide multi-media, multi-room TV, data, audio and video distribution throughout the house.

Gardens & Grounds

On approach you can see the three car Garage with three electric up and over doors. The garage has A/V stacker system and light and power.

The beautiful mature walled gardens are lit up with Floodlighting and additional external wall lighting. A paved patio area is a great private space for alfresco dining in the summer where you are surrounded by lawn, mature trees and shrubs. There is an ornamental pool with waterfall and a Pergola. A garden shed provides storage for tools and a side entry provides access to the front.

Services

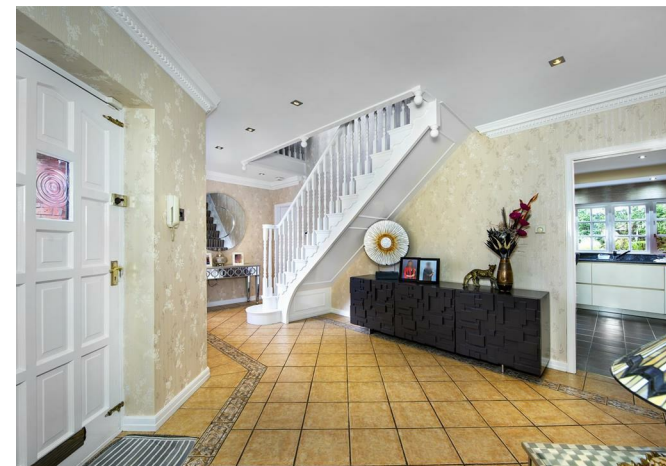
Mains gas, water, drainage and electricity are connected.

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the first exit onto Wentworth Road. Heather Court Gardens is the first road on the right-hand side.





Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: G

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer - Important Notice

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

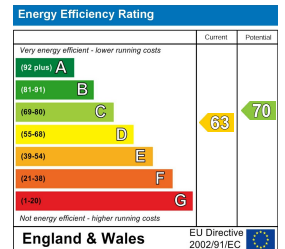


GROUND FLOOR
APPROX. FLOOR AREA 2109 SQ.FT. (206.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 1564 SQ.FT. (145.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3724 SQ.FT. (345.9 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor area measurements, the measurements are approximate and should not be used as a basis for any legal or financial transaction. The services, systems and appliances shown are for information only and are not guaranteed. The services, systems and appliances shown are for information only and are not guaranteed. As to their quantity or efficiency, we can give no guarantee.



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. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com