

8 FOUR OAKS ROAD  
SUTTON COLDFIELD  
B74 2TH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Nestled on the prestigious Four Oaks Road, this 5-bedroom property offers ample space throughout, making it ideal for families, with added convenience of being situated within close proximity to local amenities and 5 minutes' walk away from Four Oaks Train Station.

## ACCOMMODATION

Ground Floor:

Entrance hallway

Guest WC

Drawing room

Lounge/dining area

Gym

Snug/kitchen/breakfast room

Utility room

First Floor:

Landing

Four bedrooms

Two ensembles

Separate WC

Family bathroom

Second Floor:

Bedroom 5/Study

Garden and Grounds:

Garage

Driveway with ample parking and lawn area

Laid to lawn rear garden with two patio areas

Shed in rear garden

Approximate Gross Internal Floor Area: 2774 sq. ft (258 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

Situated on Four Oaks Road and within walking distance of Sutton Park, one of Europe's largest urban parks, which offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games.

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. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

## Description of Property

Upon entering the property, you step into the welcoming entrance hallway, providing access to the reception rooms and the conveniently located guest cloakroom. Adjacent to the cloakroom is the guest WC.

To the left of the entrance hallway is the spacious drawing room, boasting ample space and views of the front garden from the bay window. The central fireplace with a wood burner creates a cosy ambiance, perfect for relaxing evenings.

Adjacent to the drawing room is the lounge/dining room, a generously proportioned through room offering views of both the front and rear gardens. Natural light floods the space, enhancing the inviting atmosphere. The central fireplace with a wood burner adds warmth and character to the room. The dining area, nestled next to the patio doors leading out to the garden, provides a delightful spot for family meals.

Accessible from the dining room is the gym room, which can also serve as a home office or playroom according to the occupants' needs. This room offers access to the property's garage.

To the right of the entrance hallway is the entrance to the snug/kitchen/breakfast room. The snug area provides a dedicated space for relaxation, leading into the well-appointed kitchen/breakfast room. Featuring ample cabinetry space and natural light through the double patio doors. The hardwood flooring complements the white cabinetry and contrasting grey stone worktops. A large island in the middle offers additional seating and meal prep space. High-end appliances include a microwave oven, double oven, and induction hob with an overhead extractor and integrated fridge.

Adjacent to the kitchen is the utility room, offering space for a washing machine and tumble dryer and featuring a Belfast sink. A single door leads to the rear garden, providing easy access.

Moving up to the first floor, the landing grants access to the bedrooms, separate WC, and family bathroom. The family bathroom is well-appointed with a sink, bathtub and overhead shower.

Bedrooms 1 and 2, located on the right side of the stairs, boast views of either the front or rear garden. Each bedroom is accompanied by its own ensuite bathroom. Bedroom 1's ensuite is particularly noteworthy for its spacious layout, boasting a large spa bathtub, in addition to a convenient walk-in shower. Furthermore, Bedroom 1 is enhanced by the presence of fitted wardrobes.

Bedroom 3 is situated ahead of the stairs, featuring a bay window overlooking the garden and ample space throughout. Bedroom 4, located between the separate WC and family bathroom, overlooks the side of the property.

Located on the second floor of the property, Bedroom 5 is a spacious room with views of the side of the property and features fitted furniture. Currently utilised as a study and bedroom this room offers versatility to accommodate various needs.

## Garden and Grounds

Approaching the property, a tarmac driveway welcomes you, leading to a spacious block-paved area where parking space is available for several cars. Alongside the driveway, a well-manicured lawn area is bordered by hedging, adding to the property's charm. Access to the garage is conveniently situated for parking or storage needs.

Moving to the rear of the property, you'll find a delightful garden area primarily laid to lawn, offering ample space for various outdoor activities. Two designated patio areas offer ideal spots for relaxation, whether you prefer to relax in the morning sun or unwind in the evening glow, these carefully designed outdoor spaces provide the perfect setting for alfresco living. Completing the outdoor space is a convenient shed for storing gardening tools and outdoor equipment.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454 and the property will be on your right.

## Distances

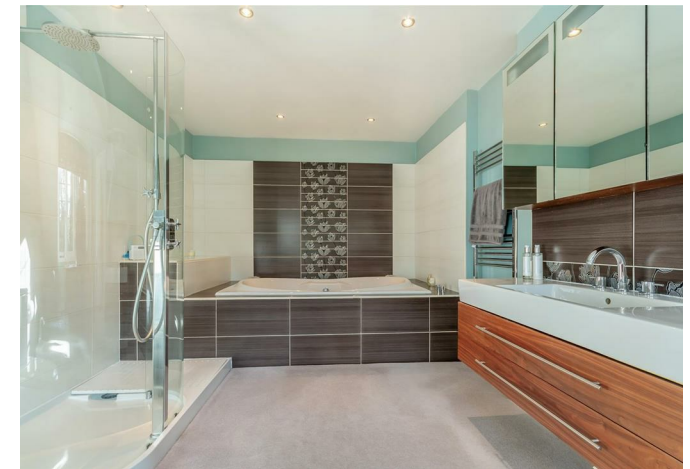
Four Oaks Train Station - 0.2 miles  
Sutton Park - 0.5 miles  
Sutton Coldfield - 0.8 miles  
Lichfield - 7.7 miles  
Birmingham - 8.4 miles  
Birmingham International/NEC - 15.7 miles  
M6 - 6.9 miles  
M6 Toll - 10.7 miles  
M42 - 11.3 miles

(Distances approximate)

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## Terms

Tenure: Freehold  
Local Authority: Birmingham City Council  
Tax Band: G  
Broadband average area speed: 67 Mbps





Four Oaks Road, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 2656 Sq Ft/247 Sq M  
 Garage = 118 Sq Ft/11 Sq M  
 Total = 2774 Sq Ft/258 Sq M



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

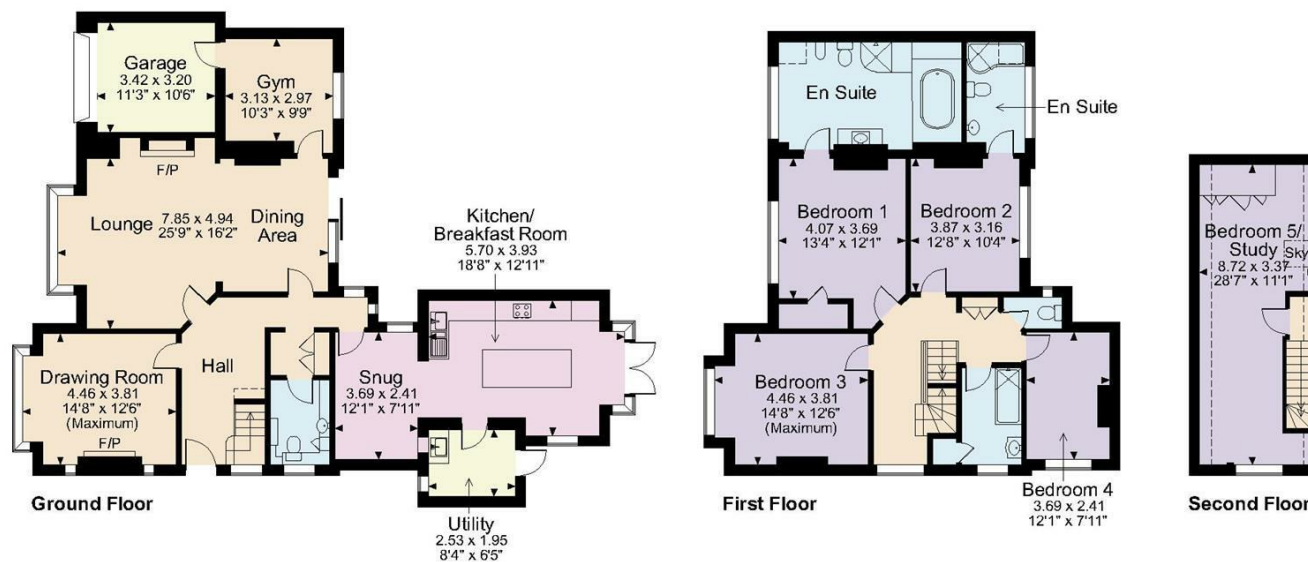
**Services**

We understand that mains water, gas and electricity are connected.

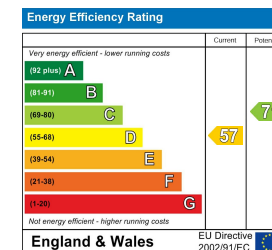
**Disclaimer**

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Photographs taken: February 2024  
 Particulars prepared: February 2024



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 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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