

2 HEATHER COURT GARDENS
SUTTON COLDFIELD
B74 2ST


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This family home enjoys an enviable position to the head of Heather Court Gardens.

ACCOMMODATION

Ground Floor:

Reception hall

Drawing room

Two further reception rooms

Open plan kitchen/breakfast room

Utility

Two WCs

First Floor:

Principal bedroom with en-suite

Four further bedrooms

Family bathroom

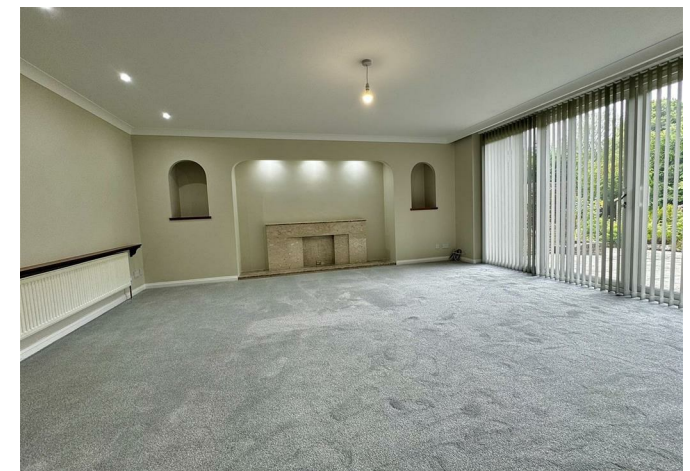
Gardens and Grounds:

Integral double garage

Well-established front and rear gardens

Approximate gross internal floor area 3,716 sq. ft (345.3 sq. m)

EPC Rating: C



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. Covenants 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

This five-bedroom family residence occupies a spacious plot with generously sized front, side, and rear gardens on a private road on the prestigious Four Oaks Estate. The driveway, flanked

on one side by a well-maintained front lawn and mature trees and shrubs, leads to the double garage and canopy porch opening up into the entrance hallway. The entrance hall holds two storage cupboards, downstairs WC and leads into the reception hallway. The reception hallway provides access to the main living accommodation, reception room and kitchen/breakfast room. The ground-floor doors, stairs, and landing balustrade are all in the same stunning mahogany. Through double doors from the hall, the main living room looks out over rear of the property. Sliding glass doors lead out to the rear garden and allow for plenty of natural light to fill the room.

The front reception room, bright and filled with natural light, forms a wonderful space for entertaining and dinner parties or offers an ideal space for working from home overlooking the well-presented front gardens.

The spacious kitchen features a range of wall and floor units, complemented by the worktop, offering plenty of storage and workspace. Leading on from the kitchen is the family area: ideal for relaxing after dinner. Sliding glass doors lead out to the rear patio and provide a lovely outlook over the greenery in the garden beyond.

A utility is located just off the kitchen, offering additional work and storage space as well as space for a washing machine and tumble dryer. Beyond this is additional utility space, WC and access to both the garden and the double garage.

The spacious first-floor gallery landing provides access to the master bedroom with rear aspect featuring a dressing room as well as an en-suite bathroom with a bath and handy storage cupboard. The master bedroom also benefits from double doors leading to a balcony overlooking the rear gardens. The first-floor features four further spacious double bedrooms with built-in wardrobes. A family bathroom with shower and airing cupboard completes the first-floor accommodation.

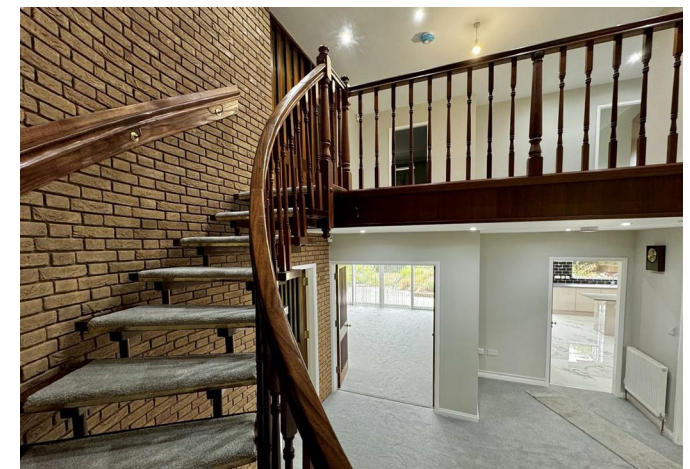
Gardens and Grounds

The property benefits from spacious front, side, and rear gardens, as well as a tarmac driveway leading up garage and front entrance. The driveway provides additional parking space for multiple vehicles.

The rear of the property features a wonderfully presented and generously sized rear garden, mainly laid to lawn, with mature shrubs and tiled patio area.

Services

Mains gas, water, drainage and electricity are connected.





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

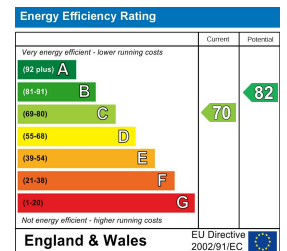
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EPC rating

EPC rating : C

Broadband Average speed in area

Broadband Average speed in area : 100 Mbps



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