

36 HARTOPP ROAD  
FOUR OAKS ESTATE  
SUTTON COLDFIELD  
B74 2QX

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Located in the heart of Four Oaks Estate, this stunning four-bedroom bungalow boasts contemporary family living at its finest.

### ACCOMMODATION

Ground Floor:

Entrance hall

Drawing room

Open plan kitchen/breakfast/family room

Principal bedroom with ensuite shower room

Bedroom 2 with ensuite shower room

Bedroom 3 with ensuite bathroom

Bedroom 4 with ensuite shower room

Guest cloakroom with WC

Airing cupboard

Large utility room

Gardens and Grounds:

Double garage

Private garden

Electric gated driveway

Ample driveway for parking

Approximate gross internal area 3206 Sq Ft (298 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

Situated in a private gated position in the heart of the highly desirable Four Oaks Estate. The Four Oaks Estate was originally part of a large forest encompassing the adjoining Sutton Park. Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for commonwealth.

Nearby, Mere Green provides a great selection of everyday shops including Marks and Spencers, Sainsbury's supermarkets and an array of restaurants and eateries. Also located nearby is Sutton Coldfield town centre providing an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

This impressive property offers luxurious and spacious single-storey accommodation that is sure to impress. Boasting a superb open plan living space and high-quality fittings throughout, this property has been thoughtfully designed with comfort and style in mind.

As you enter the property through the entrance door, you'll find a cloak cupboard and guest cloakroom situated off the welcoming reception hall. The spacious drawing room provides luxurious accommodation and views of the rear landscaped garden, which can be accessed via full height and width sliding glass doors leading out to the patio terrace.

The outstanding kitchen/breakfast/family room offers extensive accommodation for informal living and features a luxury kitchen complete with high gloss floor, wall mounted cupboards and integrated appliances including a dishwasher, fridge, freezer, double oven, induction hob, wine cooler and coffee maker. The open plan layout provides substantial space for informal living, with a feature breaker wall with a contemporary inset gas fire. The water underfloor heating system fitted throughout this section of the house provides exceptionally comfortable living.

A useful utility room and separate plant room can be found off the kitchen, with further access leading to the double garage to the front elevation and garden to the rear elevation.

The bedroom accommodation is situated off the east wing of the bungalow and features a master bedroom with fitted wardrobes and a window overlooking the front gardens. The luxury en suite

shower room is fitted with Villeroy and Boch sanitary ware and features a large recess shower area and wall-hung conveniences. There are also three further guest bedrooms with luxury en suite bath/shower facilities, all of which feature Villeroy and Boch sanitary ware and complementary tiling.

## Gardens and Grounds

At the front of this stunning property, you'll find a large driveway, accessed via electric gates, providing ample parking and turning area. A feature lawned area, together with mature trees and shrubs, and low-level wrought iron privacy fencing lining the front, adds to the attractive curb appeal of this beautiful home.

The rear garden is equally impressive, mainly laid to lawn, and complete with mature shrubs and trees to the perimeter. The sheltered decking area is the perfect spot to relax in the sun or enjoy alfresco dining with family and friends.

For added peace of mind, the property is fitted with an alarm system, ensuring your safety and security at all times.

## Distances

Streetly village - 3.1 miles  
Sutton Coldfield town centre - 1.1 miles  
Birmingham - 8.7 miles  
Lichfield - 8.6 miles  
M6 Toll (T5) - 11 miles  
M6 (T7) - 5.9 miles  
M42 (J9) - 11.5 miles  
Birmingham International/NEC - 15.8 miles

(Distances approximate)

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## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn left onto Blackroot Rd and continue onto Hartopp Rd, the property will be on your left.

## Services

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

## Terms

Tenure: Freehold  
Local authority: Birmingham City Council  
Council Tax band: G  
EPC rating: C





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.

#### Viewings

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

#### Disclaimer

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.

Photographs taken: April 2023  
Particulars prepared: April 2023

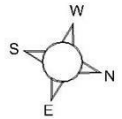
EPC Rating  
EPC rating: C

Broadband Average Area Speed  
50 Mbps

Council Tax Band  
Local authority: Birmingham City Council  
Council Tax band: G



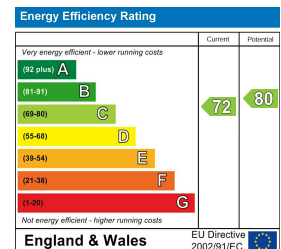
Hartopp Road, Four Oaks Estate, Sutton Coldfield  
Approximate Gross Internal Area  
Main House = 2915 Sq Ft/271 Sq M  
Garage = 291 Sq Ft/27 Sq M  
Total = 3206 Sq Ft/298 Sq M



Bungalow

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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