

16 BLACKROOT ROAD  
SUTTON COLDFIELD  
B74 2QH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A charming six-bedroom period house offering spacious family accommodation on the cusp of Four Oaks Estate.

Ground floor: porch entrance, reception hall, drawing room, family room, kitchen/breakfast room, extended dining room, utility, guest cloakroom.

First floor: master bedroom with dressing area and en suite bathroom, three further bedrooms, family bathroom.

Second floor: bedrooms four and five, shower room.

Outside: detached garage, gated gravel driveway, extensive rear garden.

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 situated on the cusp of the highly sought-after Four Oaks Estate: an exclusive residential area lying along the northern and eastern borders of Sutton Park. An exclusive private residential Estate with covenants encumbered on the residences that have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. Four Oaks tennis club is close by.

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. In nearby Mere Green there is an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

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 property is also in walking distance of Four Oaks station on the Birmingham to Lichfield line.

## Distances

Sutton Coldfield town centre 1.5 miles

Lichfield 8 miles

Birmingham 10 miles

M6 Toll (T3) 6 miles

M6 (J6) 6 miles

M42 (J9) 9 miles

Birmingham International/NEC 15 miles

(Distances approximate)

## Description of Property

This spacious family home is accessed via the gated gravel driveway leading up to house and garage via the vestibule entrance. The internal front door with stained glass detailing leads into the reception hallway with minton tiled flooring. The drawing room is located directly to the left-hand side, with a bay window overlooking the front of the property and with a fireplace to one side. On the right-hand side is the family room which could lend itself to be a playroom or home office. Further along the hall is the extended dining room which features French doors opening out to the rear garden.

The open plan kitchen/breakfast room is set to the rear of the home and features extensive wall and floor cupboards

complemented by the high-gloss granite worktops. A kitchen island with extended bar to one side adds additional work space and relaxed seating. There is a range of high-quality appliances including a gas hob with oven and extractor above, dishwasher, and American-style fridge/freezer. There is a spacious dining/family area with doors leading out to the rear garden.

A guest cloakroom is accessed from the hall and a utility can be accessed from the kitchen with an additional door giving access to the side garden, outbuildings including boiler room and garage which is currently used as a gym.

The first-floor accommodation features three spacious bedrooms, the master has a dressing area and en-suite bath/shower room, and a family bathroom. The landing further features an airing cupboard.

The second floor comprises of the guest bedrooms four and five a separate shower room and eaves storage.

## Gardens and Grounds

The property benefits from a gravel driveway and detached garage offering space for multiple vehicles to park. There is a side passage leading to the rear garden and storage outbuildings. The spacious rear garden, mainly laid to lawn, features a wonderful terrace, children's play areas and lovely stocked borders with mature trees.

## Services

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

## Directions

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. Blackroot Road is located on the left-hand side. The property can then be found on the right-hand side.

## Terms

Tenure: Freehold

Local authority: Birmingham City Council

Tax band: G

## Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles (0121 362 787).

## EPC RATING

EPC RATING : D





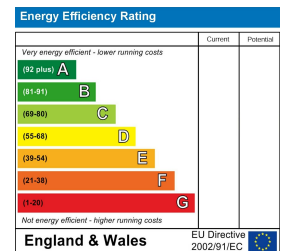
**COUNCIL TAX BAND**  
 COUNCIL TAX BAND : G  
 BIRMINGHAM

**AVERAGE AREA BROADBAND SPEED**  
 AVERAGE AREA BROADBAND SPEED: 120.65 Mbps

**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 February 2020  
 Particulars prepared May 2022



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