

3 LUTTRELL ROAD
SUTTON COLDFIELD
B74 2SR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Exceptional Opportunity: Family Residence with Planning Permission for Mansion Rebuild - Planning ref: 2021/04606/PA

This is a rare chance to acquire a substantial family home set on 1 acre, with planning permission granted for the knock-down and rebuild of a grand mansion.

Currently, the residence exudes charm with its original architectural features, including mullion windows and doors, under expansive pitched tiled roofs. The interior is spacious and has been thoughtfully extended for modern family living, boasting high ceilings, large entertainment areas, and preserved features like cornicing and coving.

The ground floor features a welcoming entrance hallway that leads to primary reception rooms, including a morning room and cloakroom. The grand drawing room, with sliding patio doors, offers superb views of the mature rear gardens, while the adjacent formal dining room also overlooks the garden. The living room, accessed from the reception hall, enjoys views of the front garden. The kitchen is well-equipped for family meals, fitted with handmade units and generous work surfaces, accompanied by a large utility room.

The first floor hosts the spacious master bedroom, which offers delightful views over the private rear garden and features a re-fitted en suite shower room and a fitted dressing room. Two additional bedrooms and a family bathroom with a white suite complete this floor. The second floor provides further accommodation with a fourth bedroom, en suite shower room, and two more bedrooms.

The property is approached via a gated, sweeping driveway, offering extensive parking and a beautifully landscaped garden with mature shrubs, trees, and formal lawns.

Planning information available upon request:
enquiries@astonknowles.com

EPC Rating E

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

3 Luttrell Road is on an established and private plot located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of Sutton Park.

The Four Oaks Estate is originally part of a large forestry to encompass the adjoining Sutton Park. The Estate was initially laid out in the 1890s when the Four Oaks Park was bought by the Marquis of Clanricarde. The area was then developed as an exclusive private residential Estate and covenants encumbered on the residences 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, and more recently the site host for the triathlon competitions of the Commonwealth Games, offers a great scope for walking, golf and a variety of outdoor pursuits. 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.

Description of property

This property has charming details such as mullion detailing around windows and doors, under extensive pitched tiled roofs. The property is a substantial family residence of special architectural interest. Beautifully presented and comprehensively extended to accommodate modern family living with a large entertainment areas. The home offers spacious rooms with high ceilings and retains many of the original features including cornicing and coving.

The well laid out ground floor entrance hallway leads to the primary reception rooms such as the morning room, cloakroom, and a staircase leads to the first floor. The drawing room with sliding patio doors that give superb views of the mature rear gardens and adjacent is the formal dining room and there are views over the rear garden. Leading through from the reception hall is the living room that has delightful views to the front of the property. The kitchen ideal for everyday living and preparing family meals. This kitchen is fitted with a wealth of handmade units and display cabinets, complemented with the work surfaces. There is also a large utility room.

The spacious master bedroom has delightful views over the

extensive private rear garden. A re-fitted en suite shower room opens off from the master bedroom. An additional door leads from the en suite into the fitted dressing room. There are two further bedrooms and a family bathroom. The bathroom boasts a white suite.

The staircase continues up to the second floor landing area leading to bedroom four which has an en suite shower room. There are two further bedrooms.

Gardens and Grounds

Approached through gates to the large sweep driveway which provides extensive parking facilities and features a centre landscaped lawn and foregarden. The beautiful landscaped gardens surrounds the house and are mostly laid to lawn with trimmed hedges, mature shrubs, bushes and trees. There are formal gardens to the rear of the property with central steps leading to the lawn.

Distances

Sutton Coldfield town centre 2 miles
Lichfield 8 miles
Birmingham 10 miles
M6 Toll (T3) 6 miles
M6 (J6) 7 miles
M42 (J9) 9 miles
Birmingham International/NEC 16 miles

(Distances approximate)

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Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second left onto the A454 Four Oaks Road. Turn left at the third road into Luttrell Road. Continue along Luttrell Road and the property can be found on the left hand side.

Terms

Tenure: Freehold
Local authority: Birmingham City Council, 0121 303 1111
Tax band: H





Viewings

All viewings are strictly by prior appointment through Aston Knowles, 0121 362 7878.

Services

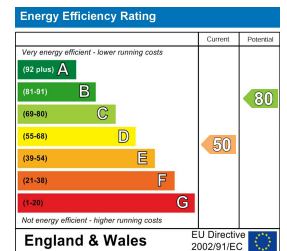
We understand that mains are connected.

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 price.

Particulars dated: February 2023

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