

RUSHMOOR HOUSE  
1 HAZLEMERE DRIVE  
FOUR OAKS ESTATE  
SUTTON COLDFIELD  
B74 2RW

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



**An impressive six-bedroom family home set over three floors and located on a private plot on the highly esteemed Four Oaks Estate.**

## ACCOMMODATION

### Ground floor

- Reception hall
- Drawing room
- Dining room
- Snug
- Conservatory
- Kitchen/breakfast room
- Utility
- Guest cloakroom

### First floor

- Master bedroom with re-fitted en suite bathroom
- Three further generous bedrooms
- Family bathroom

### Second floor

- Bedroom Five
- Bedroom Six
- Bathroom
- Landing area

### Outside

- Double garage
- Electric gated driveway
- Front and rear gardens with paved terrace

Approximate gross internal floor area including garage 337.6 square metres (3,634 square feet)

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.



## DISTANCES

Sutton Coldfield town centre 1.5 miles • Birmingham 8 miles • Lichfield 8 miles • Birmingham International/NEC 16 miles • M6 Toll (T3) 4 miles • M6 (J6) 6 miles  
(Distances approximate)

## SITUATION

The property is situated on the highly sought-after 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. 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, Waitrose, and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

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

## DESCRIPTION OF PROPERTY

The impressive living accommodation is laid out over three floors, forming an excellent combination of family living and possibilities for entertaining.

The broad block-paved driveway, flanked by the mature lawned front garden, leads to the attractive open fronted porch which leads to the reception hallway. From here the dining room, kitchen/breakfast room, and drawing room can be accessed, as well as a guest cloakroom and the first-floor accommodation via the stunning carpeted oak staircase. The guest cloakroom has been re-fitted with a white WC with complementary tiling.

The carpeted drawing room spans the full depth of the property and features a remarkable marble fireplace. The drawing room looks out over the front of the property and double doors lead to the sizeable conservatory located to the rear of the property. From here the rear patio can be accessed, leading to the gardens beyond.

The stylish dining room is located at the front of the property with a large bay window looking out over the front garden and driveway. The room is the ideal space for dinner parties or entertaining family and friends.

The fashionable Hammonds kitchen/breakfast room features cream-faced high-gloss wall cupboards and base units and granite worktops. An eye-catching feature island forms the heart of the room, offering extra work- and storage space. The kitchen has various built-in modern appliances, such as an integrated dishwasher, Silgranit sink, boiling water and filtered cold water tap, and induction hob. Large windows fill the room with natural light and a set of French doors lead out onto the patio and rear gardens beyond.

A snug is located next to the kitchen/breakfast room, ideal for unwinding after a long day and spending quality time with family.

A large utility room with additional work- and storage space is located to the other side of the kitchen/breakfast room and offers space for a washing machine and tumble dryer as well as providing access to the rear garden and garage.

On the first floor, a gallery landing features a linen or storage cupboard and separate airing cupboard. The spacious master bedroom with lovely rear garden aspect and features built-in wardrobes and has access to a recently re-fitted en suite bathroom with front aspect and free-standing bath and corner shower.

Also located on the first floor are two further excellent size bedrooms, both with built-in wardrobes and views over the rear garden, an additional bedroom with front aspect, and a modern bathroom with bath and corner shower complete the first floor accommodation.

The second-floor accommodation consists of a landing area, two further double bedrooms (one of which is currently used as a gym and the other could be a study or cinema room) and an additional family bathroom.

## GARDENS AND GROUNDS

The mature lawned front gardens and trees make for an attractive first impression of this superb family home and shield the home from the main road. The wide block-paved driveway offers ample space for parking and the private electric gates ensure privacy. A detached double garage offers additional space for parking or storage.

Wrought-iron gates to the side of the garage lead directly to the rear garden. The rear garden, laid to lawn, features a lovely patio area with sunny aspect which, with space for an informal dining area, is ideal for al fresco dining, barbecues, and basking in the sun.





The borders feature a wide variety of plants and various types of trees ensure the privacy of the rear garden.

## SERVICES

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

## FIXTURES AND FITTINGS

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.

## DIRECTIONS (B74 2RW)

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second exit onto the A454 Four Oaks Road. Carry on for approximately 50 yards and the turning for Hazlemere Drive can be found on the left-hand side. Rushmoor House is the first property on the left.

## TERMS

**Tenure:** We are verbally advised that the property is Freehold

**Local authority:** Birmingham City Council, 0121 303 1111

**Tax band:** H

## VIEWINGS

All viewings of Rushmoor House are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.



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 importance 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.

**8 High Street, Sutton Coldfield, B72 1XA**

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