

7 THE ORCHARDS  
FOUR OAKS  
SUTTON COLDFIELD  
B74 2PP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### SUMMARY DESCRIPTION

The Orchards is a small exclusive development of just 6 individual high-quality homes, located in a quiet cul-de-sac off Ladywood Road on the Four Oaks Estate.

With NO UPWARD CHAIN 'The Grange' occupies a position towards the head of the development and enjoys a plot of approximately one third of an acre. It is a modern detached two-story home with five-bedrooms. The house spans over 3,400 square feet, and offers generous living space with potential for extension (subject to planning). The mature landscaped garden wraps around the property and is privately screened by trees as it backs onto the large and somewhat distant gardens of Luttrell Road.

### ACCOMMODATION

Ground Floor:

Entry Hall  
Study  
WC  
Drawing Room  
Dining Room  
Snug  
Kitchen/Dining  
Utility

First Floor:

Principal Bedroom with dressing and ensuite  
Bedroom 2 with ensuite shower  
Bedrooms 3 & 4  
Family bathroom  
Study/Bedroom 5

Garden and Grounds:

Large driveway for off-street parking  
Double Garage  
Enclosed rear garden

Approx Gross Internal Floor Area: 3,431 sq ft

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 highly desirable Four Oaks Estate is an exclusive private residential area lying along the northern and eastern borders of Sutton Park. Sutton Park, one of Europe's largest urban parks, is just ten minutes walk away, offering vast green spaces, scenic walking trails, and various outdoor activities such as cycling, horse riding, restaurants, coffee, and picnicking. For those who enjoy golfing, Little Aston Golf Club provides a prestigious course set amidst beautiful surroundings. Four Oaks Tennis Club is also a short distance away on foot.

Four Oaks benefits from excellent transport links and is well placed for access to regional centres and the motorway network. Birmingham is less than 10 miles away and the M6Toll is only 4 miles away giving fast access to M6 and M42. Four Oaks Train station is 10 minutes on foot, connecting residents to Birmingham New Street and Lichfield City, making commuting to nearby cities convenient.

Many amenities are found in Mere Green, less than a mile away, with a selection of restaurants, coffee shops, Gyms, supermarkets and community centre with library. Nearby schools include Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description of Property

The Grange is a stunning contemporary residence situated in the prestigious Four Oaks Estate, offering a perfect blend of modern luxury, elegance, and comfort. Thoughtfully designed across 3,430 sq. ft., this exceptional home provides a spacious and sophisticated living environment in a tranquil and highly sought-after setting.

### Ground Floor:

Upon entering, a grand reception hall immediately sets the tone for the refined interiors. Directly ahead, a dedicated study designed and fitted by Neville Johnson offers a quiet space for work or relaxation, with a lovely window view of the landscaped gardens. A conveniently located guest WC adds practicality for both residents and visitors. The expansive drawing room approached through double doors, is bathed in natural light. It has a fitted Minster style fireplace with raised hearth and gas coals fire as a focal point, providing an inviting setting for both intimate gatherings and formal entertaining. Two large sets of double French doors open onto a large patio area. Adjacent to the study, double glass doors open into the formal dining room with bay window overlooking garden, - perfect for hosting elegant dinner parties and special occasions.

A cozy yet stylish snug with bi fold doors opens onto second patio, with electric remote control awning. The snug has wonderful dual aspect view of garden offering a comfortable retreat and seamlessly connects to the impressive open-plan kitchen and dining area. The recently refurbished Leicht fitted kitchen, the heart of the home, offers an abundance of integrated Siemens appliances including an induction hob with extractor fan, two single ovens (of which one is steam), microwave, dishwasher, freezer and large fridge. A multi function Quooker tap offers boiling water and filtered water with two full sized sinks. A large central island with matching corian finish gives substantial under counter storage and ample space for displaying a large buffet. Although fully central heated with radiators, the underfloor heating gives a welcome boost of warmth on colder days. The

large south facing window allows the sun to stream into the room throughout the day, bathing the whole area in light and warmth.

The utility room, fitted with matching Leicht units and corian worksurface is conveniently located off the kitchen, providing additional storage and functionality, with direct access to the integral double garage, and door to garden for added convenience.

### Second Floor:

Partway up the stairs is a large wall to ceiling window giving splendid views of the garden and plenty of light. On arriving upstairs, there is a large landing area leading to a luxurious principal suite, designed as a private sanctuary. This impressive space features a beautifully appointed dressing area with Hammond fitted drawer unit and wardrobes. The ensuite bathroom, is complete with premium fixtures, including twin washbasins with corian surround, a bathtub, and a walk-in shower. The second bedroom also benefits from its own ensuite shower room, ensuring privacy and comfort for guests or family members. Two additional generously sized bedrooms share a stylish family bathroom, finished with contemporary fittings and high-quality materials. A study/bedroom five completes the first floor accommodation. The study is again designed and fitted by Neville Johnson and overlooks the garden. All five bedrooms have large and deep double fitted Hammond wardrobes (four or five doored).

## Gardens and Grounds

The exterior of The Grange is equally impressive, with a large private driveway offering ample off-street parking and leading to the integral double garage. The beautifully landscaped rear garden sweeps around the property and is an enviable size providing a peaceful and secluded retreat, perfect for outdoor entertaining, family activities, or simply unwinding in a tranquil setting.

## Directions

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the first roundabout go straight on, onto the A454 Four Oaks Road. Ladywood Road is the second road on the left-hand side. The Orchards is the second turning on the right hand side with The Grange located on the right hand side.

## Distances

Sutton Coldfield - 1.5 miles  
Lichfield - 8.0 miles  
Birmingham - 10.0 miles  
Birmingham International/NEC - 15.0 miles  
M6 Toll - 4.0 miles  
M6 - 6.0 miles  
M42 - 9.0 miles  
(Distances approximate)

## Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: H

Average area Broadband Speed: 73 Mbps

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





### The Grange, The Orchards, Sutton Coldfield

Approximate Gross Internal Area

Main House = 3060 Sq Ft/284 Sq M

Garage = 371 Sq Ft/34 Sq M

Outbuilding = 186 Sq Ft/17 Sq M

Total = 3617 Sq Ft/335 Sq M



**FIXTURES & FITTINGS:** These particulars are intended only as a guide and must not be relied upon as statements of fact.

#### Services

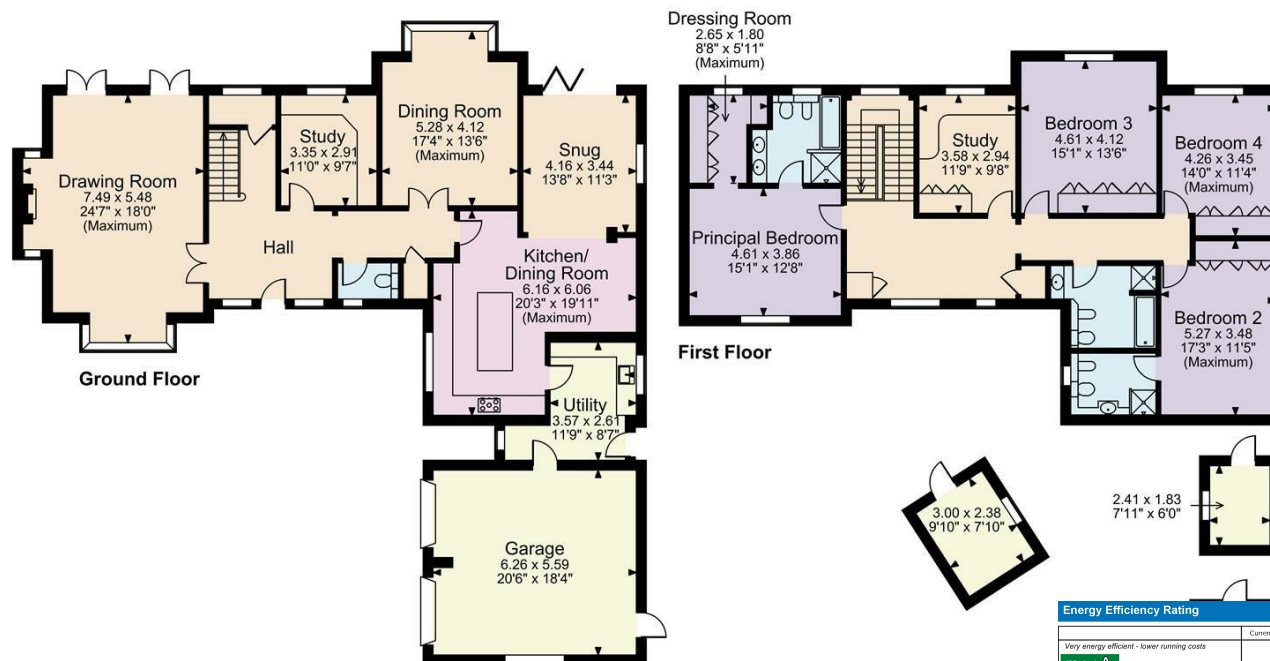
We understand that mains water, gas and electricity are connected

#### 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 sale.

Photographs taken: February 2025

Particulars prepared: February 2025



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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