

DUNSTER 19 FOUR OAKS ROAD  
SUTTON COLDFIELD  
B74 2XP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A seven-bedroom detached home with tremendous potential and ample room for occupants to enjoy. Featuring a cellar and a detached garage, this home offers ultimate space and versatility.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Kitchen

Living room

Conservatory

Dining room

Snug

Gym

Family bathroom

Utility room/guest WC

Study

First Floor:

Landing

Four bedrooms

Ensuite

Snooker room

Family bathroom

Second Floor:

Landing

Three bedrooms

Storeroom

Family bathroom

Garden and Grounds:

Tarmac driveway with ample parking

Laid to lawn rear garden with patio area

Detached garage with storerooms

External WC

Approx Gross Internal Floor Area: 6,491 sqft (603 sqm)

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

Nestled within the exclusive Four Oaks Estate and conveniently positioned near Sutton Park, one of Europe's largest urban parks, this property offers an idyllic setting for outdoor enthusiasts, with opportunities for walking, golf, and various other activities. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

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

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Description of Property

You enter the property into a large hallway that provides access to the reception rooms and stairs leading up to the first-floor landing. A fireplace located on the left adds character, along with the wooden features throughout the home.

The kitchen is on the right and features floor and wall cabinetry with ample storage, as well as a central island for additional seating and meal preparation. A large bay window overlooks the front of the property, allowing natural light to enhance the kitchen's ambience.

Straight ahead from the entrance is the living room, which has a central fireplace and ample room for occupants to enjoy. This room provides access via double doors to the large conservatory, offering panoramic views of the rear garden with abundant natural light. Perfect for summer days, the conservatory allows access to the rear garden via French doors, promoting seamless indoor and outdoor living.

Next to the living room is the dining room, a large space with a bay window overlooking the rear garden, letting in ample natural light. This room also features a central fireplace and beautiful ceiling decor, offering plenty of space for a large family dining table or serving as an additional sitting room, depending on the occupants' needs.

A single door from the main hallway leads to a secondary hallway. The first room on your left is the snug, a cosy space with a fireplace that can also be used as a playroom. The snug provides access to the gym.

The gym which has its own shower room with a walk-in shower, WC, and sink can also serve as an additional bedroom, depending on the occupants' needs. Off from the gym room, just at the side of the wet room there are stairs that lead down to the cellar for extra storage.

Further down the hallway is the utility room/guest cloakroom, housing the tumble dryer and washing machine and featuring a WC and sink for convenience.

Lastly, there is the study, a great spot for working from home that overlooks the rear garden. This room can also be used as a playroom, depending on the occupants' needs.

Moving up to the first floor, there are four good-sized double bedrooms, offering views of either the front or the rear garden. Bedroom 1 benefits from its own ensuite, complete with a walk-in shower, WC, and sink.

Next to Bedroom 1 is the snooker room, offering views of the rear garden and serving as a perfect games room with ample space throughout. Occupants could also use this as an additional bedroom.

The family bathroom is located at the end of the landing on your right and features a corner bath, walk-in shower, bidet, sink, and WC.

Moving up to the second floor, there are three additional double bedrooms, each with a skylight for natural light. Bedroom 5 has access to the storeroom.

The family bathroom on this floor includes a bathtub, WC, sink, and a storeroom.

### Gardens and Grounds

You drive into the property onto a tarmac driveway with ample parking space. The front is surrounded by hedging and fencing for seclusion, with a well-maintained lawn area.

There is a detached garage for additional parking and convenient storage, which also includes a further storeroom inside and houses a second utility room with a sink for convenience. Accessed from the rear is the log store, WC, and a separate storeroom for added convenience.

Moving to the rear, the garden is well-maintained and primarily consists of a lawn area, offering ample space for various activities. Shrubs, planting and mature trees surround the garden for complete privacy. There is a patio area perfect for alfresco dining with family and friends.

### Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5127, at the roundabout continue straight onto Four Oaks Road/A454 turning left onto Luttrell Road and the property will be on your right.

### Distances

Streety Village - 0.7 miles  
Sutton Coldfield Town Centre - 1.1 miles  
Birmingham - 8.7 miles  
Lichfield - 7.7 miles  
M6 Toll (T5) - 11.1 miles  
M6 (T7) - 9.7 miles  
M42 (J9) - 7.4 miles  
Birmingham International - 16 miles  
NEC - 14.7 miles

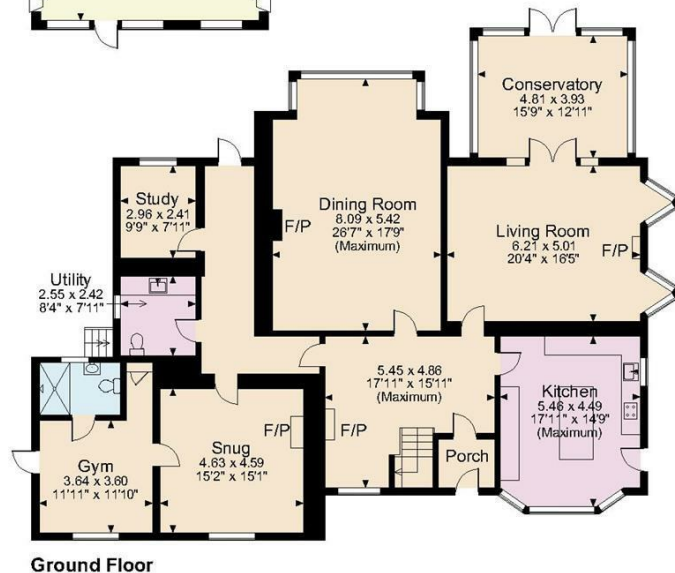
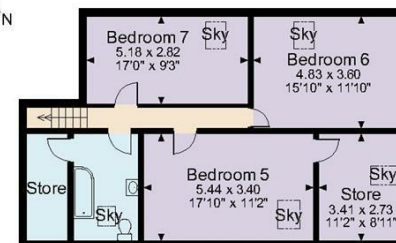
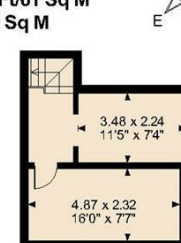
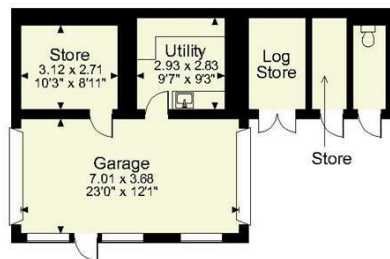
(Distances approximate)

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**Four Oaks Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**Main House = 5831 Sq Ft/542 Sq M**  
**Garage Building = 660 Sq Ft/61 Sq M**  
**Total = 6491 Sq Ft/603 Sq M**



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) <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		

## Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: H

Average area broadband: 150 Mbps

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

**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: May 2024

Particulars prepared: June 2024

## Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

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

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

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