



The Tudors, 6c Hartopp Road
Four Oaks Park, Sutton Coldfield, B74 2RH



Sutton Coldfield
Fine Residential

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The Tudors occupies an outstanding mature setting on the private Four Oaks Park Estate renowned for its tree lined avenues and regarded as one of the finest residential locations in the Midlands. All amenities are close at hand including extensive shopping and leisure facilities at Mere Green, Schools for all ages, the historic Sutton Park and cross city rail services from Four Oaks Station.

Most attractive in appearance the property stands very well back from Hartopp Road approached by a long private driveway with an individual gated entrance landscaped foregardens and gravelled driveway providing ample parking.

In recent years the property has been remodelled with subtle additions and now incorporates an extremely high and luxurious specification.

Council Tax Band: G





Canopy Porch Entrance.

Reception Hall with deep ceiling cornice and Karndean flooring. Understairs Cupboard.

On The First Floor.

Approached via a light oak and glass staircase with inset lighting.

There is also a built in domestic lift proving access to the first floor

Landing with window to front and built in cupboard.

Main Bedroom 19'9" x 15'6" with an extensive range of built in wardrobes, vaulted ceiling, window to rear and Velux window. Arched double doors to:

En Suite Bathroom. Large free standing bath with floor mounted mixer tap, deep walk in shower with seat and rain head, wall mounted washbasin with drawers below and illuminated mirror above, wall mounted bidet and wc. Slate effect floor tiling with under floor heating, matching wall tiling, chrome designer radiator, Velux window to front and vaulted ceiling.

Bedroom Two 14' x 13'4" with range of fitted furniture including wardrobes, drawers, chest of drawers and bedside cabinets. Vaulted ceiling and deep Velux windows overlooking gardens at rear and Sutton Park.

En Suite Shower Room. Wide shower with seat and rain head, wall mounted bow fronted washbasin with drawer and cupboards below and illuminated mirror above, wc and bidet. Marble effect ceramic wall and floor tiling, underfloor heating, chrome designer radiator Velux window and vaulted ceiling.

On The Ground Floor.

Inner Bedroom Hallway with built in domestic lift, Karndean flooring and large framed mirror.

Bedroom Three 13'3" x 12'6" with deep ceiling cornice and rose, radiator cabinet, range of built in wardrobes and framed mirror. Patio doors to the gardens.

En Suite Bathroom including large bath, wide wall mounted washbasin with drawers below and illuminated mirror above, bidet and wc. Ceramic wall and floor tiling, underfloor heating, night-time plinth lighting, chrome ladder radiator and window to side.





Bedroom Four 14'6" x 11' with range of fitted wardrobes and central dressing table, deep ceiling cornice and rose and window overlooking the gardens at front.

Bedroom Five 14'6" max x 12'6" with built in mirror fronted wardrobes and dressing table. Deep ceiling cornice and rose. Two windows overlooking the front gardens.

Bedroom Six 16' x 8'9" which is currently being used as a study with a range of built in wardrobes and cupboards, deep ceiling cornice and window overlooking the rear garden.

Shower Room/WC. Quadrant shower enclosure, washbasin with drawers below and illuminated mirror above and wc. Ceramic wall and floor tiling, chrome ladder radiator and window to front.

Lounge 25'7" x 16' approached through oak framed glazed double doors. Feature fireplace with marble inset and hearth and coal effect gas fire. Deep ceiling cornice and two roses, dado rail, two radiator cabinets, window to side and three sets of patio doors leading out to the rear gardens.

Dining Room 17' x 12' Beamed Inglenook with exposed brickwork, two windows either side and electric stove.

Beamed ceiling and patio door leading out to the gardens.

Bespoke Kitchen/Breakfast and Family Room 26' x 23'9" max including extensive range of Stoneham kitchen cabinets in maple with polished granite work surfaces and upstands and integrated Smeg appliances. Inset stainless steel sink, floor cupboards and drawers, dresser unit, wine rack, pan drawers, wall units and waste disposal unit. Inset six burner hob with extractor hood above, twin built in ovens and Liebherr fridge/freezer. Karndean flooring and two windows with illuminated pelmet above overlooking the front gardens.

Family Room with feature marble fireplace and gas coal effect fire. Vaulted ceiling, two windows to front and one to side. Patio doors leading out to the rear garden.

Pantry.

Airing Cupboard.

Laundry with plumbing for washing machine, ceramic tiled floor, stable styled door to gardens and door to garage.

Outside.

Large Garage with electric up and over door, light and power. Large store room with pressurised water cylinder.

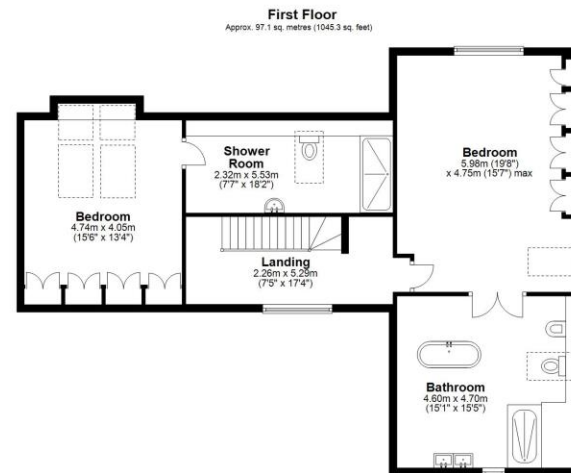
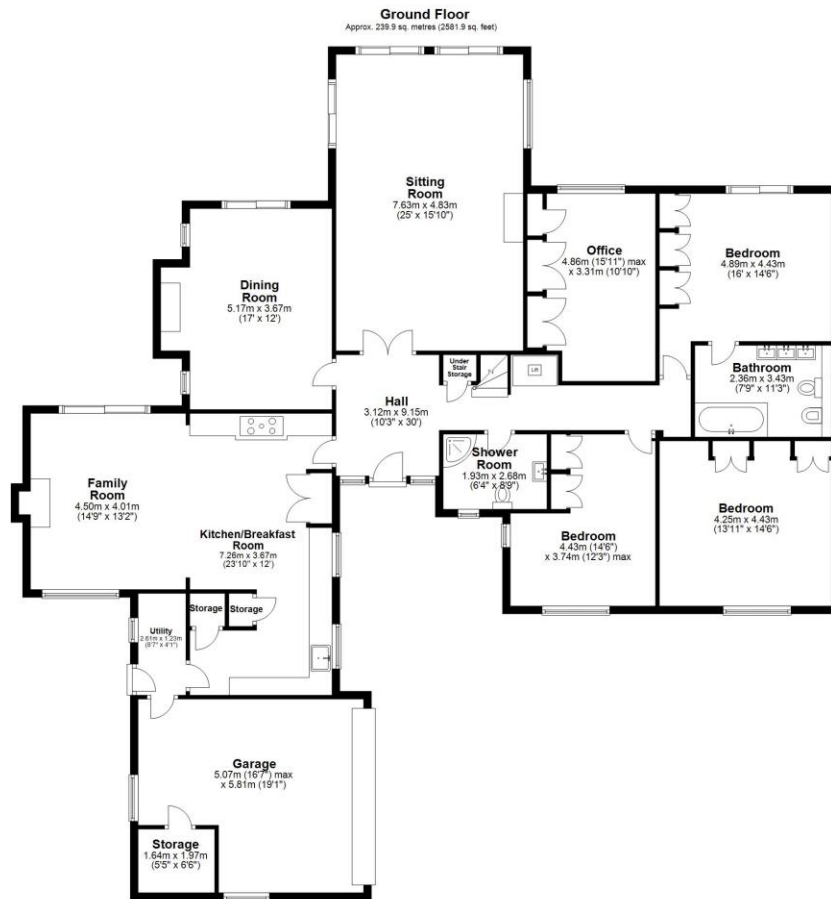
Private Walled Rear Gardens backing onto Sutton Park. Sandstone paved patio with firepit, external lighting, graveled areas, lawns and a variety of mature flowering shrubs and bushes.

Summer House.

Garden Shed.







Total area: approx. 337.0 sq. metres (3627.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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