



## 4 The Moorlands

Four Oaks Park, Sutton Coldfield, B74 2RF



Sutton Coldfield  
Fine Residential



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A superbly presented expensively appointed modern family residence occupying a private elevated location with superb uninterrupted south westerly views over Sutton Park.

This superb Modern residence occupies a very sought after location adjacent to Sutton Park and situated within the heart of the private Four Oaks Park Estate. Approached from Hartopp Road the property is within walking distance of Mere Green and Four Oaks Station and is accessible to all other amenities including excellent local schools.

In recent years the property has undergone an extensive programme of remodelling and refurbishment to include a very high modern specification with many luxury features.

The very spacious tastefully presented family accommodation briefly comprises:

Enclosed Porch with vaulted ceiling, limestone flooring and cloaks cupboard.

Reception Hall with limestone flooring.

Guest Cloakroom wc and washbasin with cupboard below. Limestone flooring and storage cupboards.

Understairs cupboard.

Walk-in Cloakroom with limestone flooring leading to:









Boiler room with gas fired central heating boiler.

Home Office with fitted desk and drawers, wall unit and full height storage units. Limestone flooring and window to side.

Music Room with natural oak flooring and window overlooking the rear lawn.

Lounge, feature two-way fireplace with log effect gas stove. Two windows overlooking the rear lawn and patio doors with views of the gardens and Sutton Park. Opening to:

Dining Room feature two-way fireplace with log effect gas stove. Limestone flooring and window overlooking the gardens and Sutton Park. Double doors to:

Breakfast/Kitchen with Sitting/Family Area. Extensive range of high gloss contemporary cabinets with contrasting colours, polished stone worksurfaces and upstands and integrated Siemens appliances. 'L' shaped Island unit incorporating inset sink with mixer and "Quooker" tap, floor cupboards and deep pan drawer below, inset induction hob, built in dishwasher, breakfast bar and dining table. Further range of fitted wall and floor units with worksurfaces. Built in oven with combination oven/microwave to side and warming drawer below and full height fridge and freezer either side. Karndean flooring, patio doors overlooking the gardens and Sutton Park and four windows to the front.

Utility with matching units and worksurfaces, inset sink, floor cupboard below, wall units, tall storage unit and plumbing for washing machine, Karndean flooring and door to garden.

Spiral staircase with chrome balustrade to:

Lower Ground Floor TV Room with limestone flooring and three tall windows overlooking the front gardens.







## On The First Floor

Approached by a wide curved staircase with bespoke iron balustrade to a large landing.

Principal Suite.

Sitting/Dressing Area. Range of fitted wardrobes, Pergo flooring and patio doors overlooking the gardens and Sutton Park.

Bedroom with Pergo flooring, window to front and two Velux windows.

En Suite Shower Room. Wide corner shower with rain head, wall mounted washbasin with drawer below and mirrored cabinet above and wc. Pergo flooring and two Velux windows.

Bedroom 2 with built in wardrobes and patio doors overlooking the gardens and Sutton Park.

En Suite Shower Room. Full width shower with rain head, wall mounted washbasin with cupboard below and wc. Karndean flooring and ceramic wall tiling.

Bedroom 3 with built in wardrobes and window overlooking the rear lawn.

Bedroom 4 with built in wardrobes and window overlooking Sutton Park.

Bedroom 5 with window to front.

Main Bathroom/wc. Shaped bath with TV above, wide shower enclosure with rain head, wall mounted washbasin with drawer below and mirrored cabinet above and wc. Amtico flooring and ceramic wall tiling. Window to side elevation.

## Outside

Enclosed foregarden with electrically gated entrance and driveway. Pedestrian Gate.

Private Elevated Gardens with South Westerly aspect and views over Sutton Park. In total extending to approximately 1/4-1/3 acre and including wide paved patio with central steps down to a sandstone paved area with inset borders, clipped Yew hedging and Wisteria.

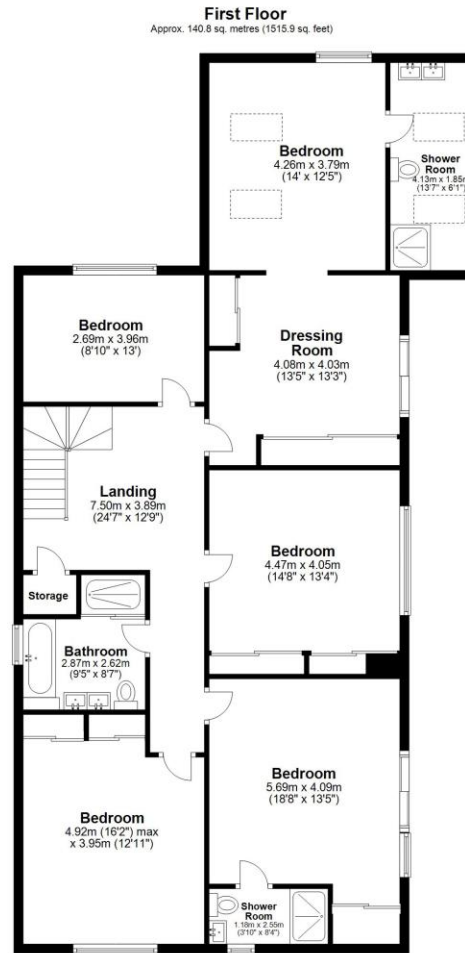
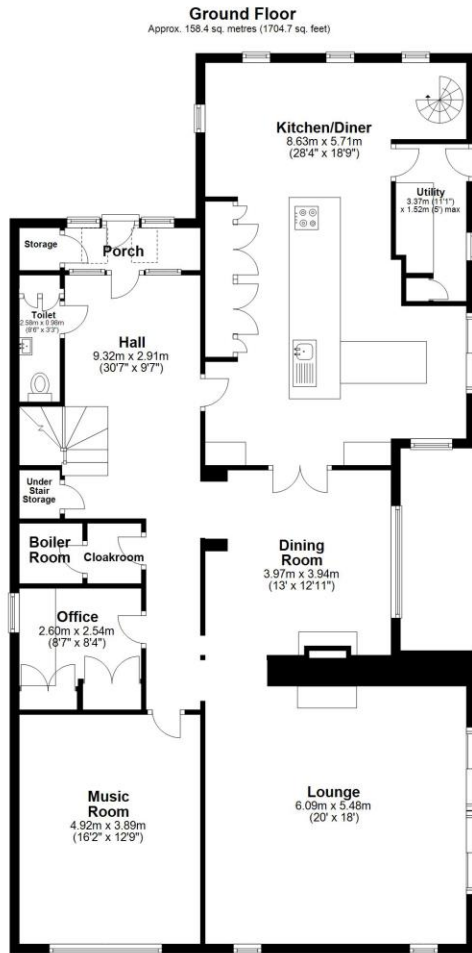
Kitchen Garden with raised beds, shrubs and bushes. Oak framed Summer House dating back to 1895.

Lawned Rear Garden with borders and shrubs and bushes.









Total area: approx. 328.7 sq. metres (3537.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	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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