



Croyde, 25 Ladywood Road
Four Oaks Park, Sutton Coldfield, B74 2QN



Sutton Coldfield
Fine Residential

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A VERY IMPRESSIVE SPACIOUSLY ARRANGED TRADITIONAL FAMILY RESIDENCE STANDING IN MATURE LANDSCAPED GROUNDS OF APPROXIMATELY 1 ACRE AND ENJOYING A TRULY OUTSTANDING LOCATION IN THE HEART OF THIS PRIVATE ESTATE ADJACENT TO SUTTON PARK.

One of the original Four Oaks Estate properties, Croyde offers the opportunity to acquire a very fine family residence situated in the heart of this highly sought after private estate. All amenities are close at hand including shopping and leisure facilities at Mere Green, schools for all ages, cross city rail services from Four Oaks Station and Sutton Park which literally is only minutes walk away.

Most impressive in appearance with classic double fronted elevations the property stands well back behind a mature private foregarden with an extensive road frontage and sweeping electrically gated in-out driveway.

The well proportioned family accommodation with gas central heating briefly comprises:

Enclosed Porch.

Reception Hall with wide oak framed entrance door.

Guest Cloakroom with wc, washbasin and ceramic wall and floor tiling.





On the Ground Floor

Lounge. A through room with central marble fireplace and electric fire and French doors either side. Wide bay window overlooking the front gardens and patio doors to:

Enclosed Sun Loggia with views over the rear gardens.

Dining Room. Marble fireplace with gas coal effect fire and polished wood surround. Wide bay window overlooking the gardens at front.

Sitting Room. Inglenook recess with marble fireplace and gas coal effect fire. Deep bay window with French doors to the rear gardens.

Breakfast Room with wide window overlooking the rear gardens.

Pantry.

Kitchen with stainless steel sink, floor cupboards and drawers, worksurfaces and wall units. Ceramic wall and floor tiling and window overlooking the rear gardens.

Utility with stainless steel sink and cupboard below, plumbing for washing machine and ceramic tiled floor.

Boiler Room with Vaillant gas fired central heating boiler.

WC and Fuel Store.





One the First Floor

Approached by a wide staircase to a Large Landing with two windows to front.

Bedroom One with two fitted double wardrobes with cupboards above and central dressing table, wide bay window overlooking the front garden.

Bedroom Two with washbasin, wide bay window overlooking the front garden and further window to side.

Bedroom Three with window and French doors overlooking the gardens at rear.

Bedroom Four with dormer window to rear and further window to side. Boxroom.

Bedroom Five with window overlooking the gardens at front.

Bathroom/wc with bath, bidet, washbasin and wc. Ceramic wall tiling.

Separate wc with ceramic wall tiling.

Shower Room with wide shower enclosure and ceramic wall tiling. Airing Cupboard and built in storage cupboard.

Large Boxroom with window to rear.

Outside

Double Garage with electric up and over door, light and power.

Large Greenhouse/Conservatory to rear with wide white shaped sink, light and power.

Two Gated side Entrances.

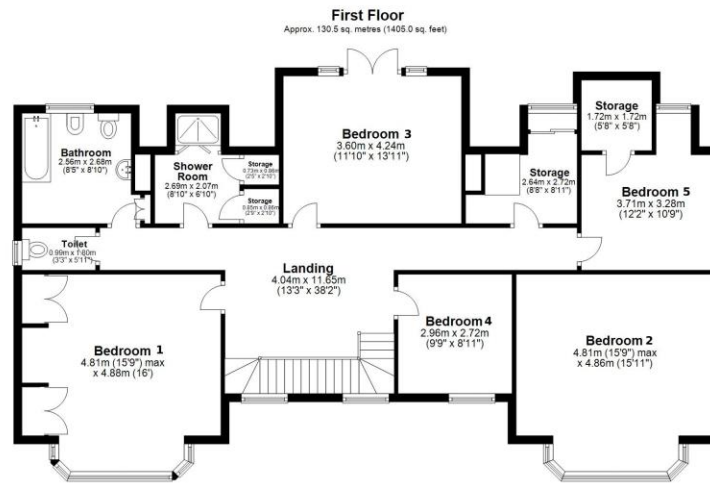
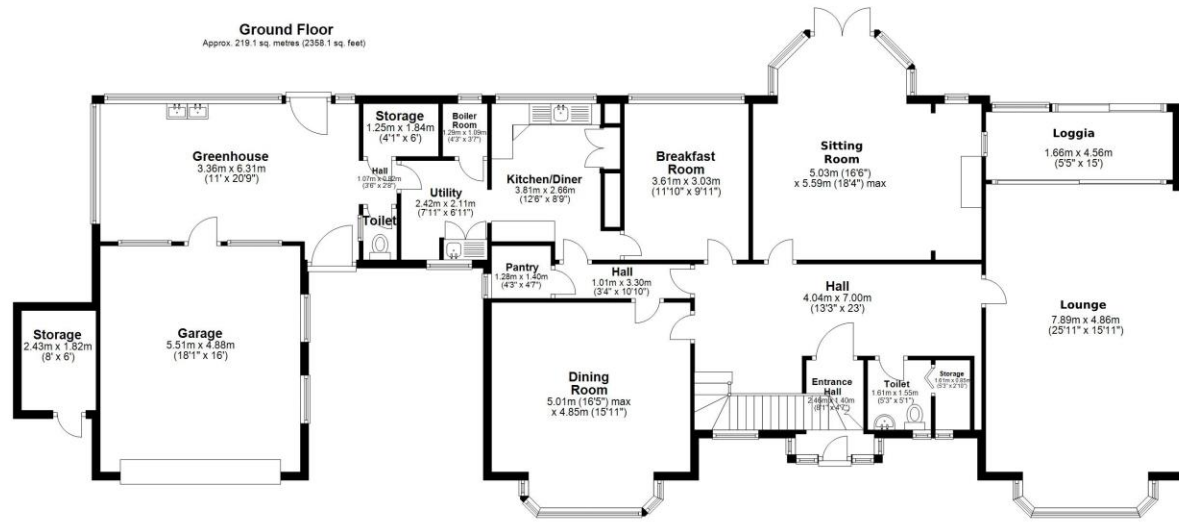
Landscaped rear gardens formally laid out and including elevated York Stone patio with central steps down to lawns inset with rose and flower beds. Clipped yew hedging, a variety of mature shrubs and bushes and specimen trees.

To the rear, enclosed by a clipped privet hedge is a large kitchen garden with shed.

Council Tax: H







Total area: approx. 349.6 sq. metres (3763.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 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.

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: enquires@quantrills.co.uk

www.quantrills.co.uk



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