



Yew Trees, Hartopp Road
Four Oaks Park, Sutton Coldfield, B74 2RH



Sutton Coldfield
Fine Residential

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A classically styled elegantly proportioned family residence of immense charm and standing in mature landscaped gardens of approximately $\frac{3}{4}$ acre.

This very fine detached family residence occupies an outstanding setting situated on the sought after Four Oaks Park Estate renowned for its tree lined avenues and regarded as one of the finest residential locations in the region. All amenities are accessible including a wide range of shopping and leisure facilities at Mere Green, schools for all ages, cross city rail services from Four Oaks Station and the nearby Sutton Park.

Impressive in appearance with attractive traditionally styled elevations and half timbered gable, the property stands well back from the road behind a private foregarden with extensive road frontage and sweeping gravel driveway with electrically gated entrance.

The spaciouly arranged family accommodation has in recent years undergone an extensive program of modernisation to include the installation of a bespoke Charles Yorke kitchen and the upgrading of the sanitaryware and bathrooms designed by Charlotte Conway.

The luxuriously appointed accommodation briefly comprises:

Wide canopy Porch Entrance.

Reception Hall with studded oak entrance door, exposed beams and timbers and ceramic tiled floor.

Guest Cloakroom with circular basin on marble surface with wall mounted storage cupboards below.
Contemporary styled wc and built in wine rack.





Lounge with beamed Inglenook recess with feature fireplace and log burner. Beamed ceiling and windows overlooking the gardens at front and rear.

Dining Room with feature open fireplace, oak floor, beamed ceiling and window overlooking the rear gardens.

Breakfast/Kitchen with Dining/Family Area. A through room with an extensive range of bespoke oak painted units by Charles Yorke with polished granite worksurfaces and upstands and integrated appliances. Inset twin bowl, white glazed sink, floor cupboards and drawers, wall units, built in fridge/freezer and dishwasher and Classic 110 range cooker with extractor hood above. Karndean flooring. Exposed open fireplace with display alcoves and built in cupboard and windows overlooking the front and rear gardens.

Utility/Laundry with 1½ bowl white glazed inset sink, cupboards below, wall and floor units, worksurface, plumbing for washing machine, wall tiling and Karndean flooring.

Rear Hall/Morning Room with oak strip floor, beamed ceiling and French doors to Sun Loggia overlooking the rear gardens.

Boiler Room with gas central heating boiler.

Family Room with beamed ceiling and two sets of bi-fold doors opening out to the rear gardens.

Fitted Study by Neville Johnson and including desk cabinets and wall units. Doors to garden and Large Storeroom with double doors to front.





On The First Floor.

Approached by a wide return staircase:
Landing.

Main Bedroom. A through room with vaulted ceiling and exposed beams and timbers. Windows overlooking the gardens at front with seat below and the gardens at rear. French doors to wide balcony with views of the rear gardens.

En Suite Dressing Room with range of fitted wardrobes by Lloyds.

En Suite Bathroom/wc. Shaped slipper bath with mixer tap and inset TV above. Deep walk in shower, twin shaped washbasins on wall mounted unit and wc with concealed suite. Travertine wall and floor tiling.

Guest Bedroom. A through room with range of fitted furniture by Hammonds including wardrobes, bedside units and drawers. Windows overlooking the front and rear gardens with window seat below.

En Suite Bathroom/wc (a Jack and Jill arrangement with bedroom 3). Inset bath with tap shower, wide walk in shower, twin circular washbasins on wall mounted unit with drawers below and wc. Travertine wall and floor tiling.

Bedroom Three with a range of fitted furniture by Hammonds including wardrobes, dressing table and bedside units. Window overlooking the gardens at rear.

Bedroom Four with built in cupboards and window overlooking the gardens at rear.

Bedroom Five with a range of fitted furniture by Hammonds including wardrobes, dressing table and bedside unit. Window overlooking the gardens at front.

Main Bathroom/wc with corner shower/steam room, oval freestanding bath, oval washbasin on wall mounted unit, wc and Karndean flooring.

Outside.

Most Attractive Floodlit Landscaped Gardens extending in total to approximately $\frac{3}{4}$ acre. Full width elevated paved patio with stone balustrading, clipped shrubs and trees. Steps down to lawns, flanked by clipped yew tree hedging and box hedging. Further steps down to lower lawn with a variety of mature trees, shrubs and bushes. Hidden Rose Garden with paved area.

Sun Loggia.

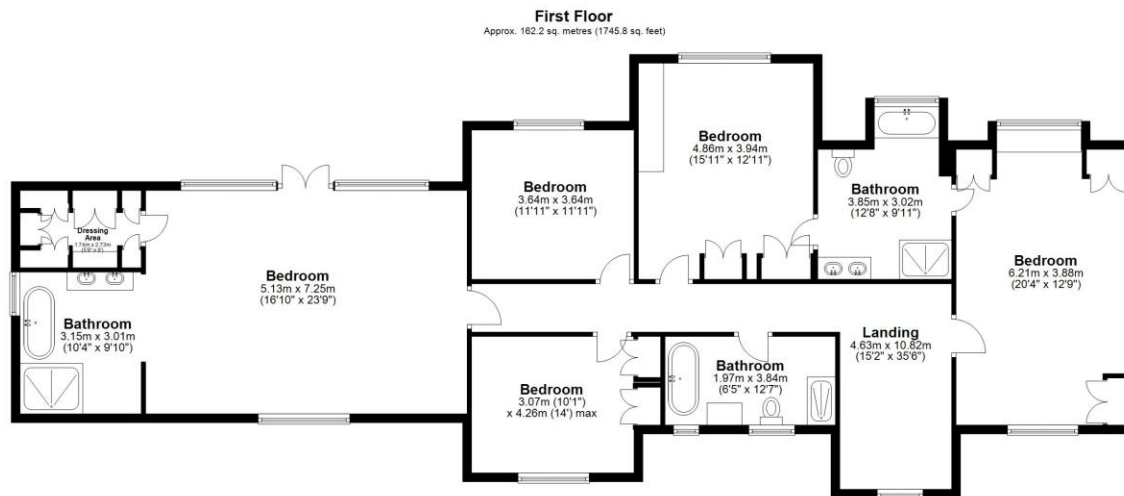
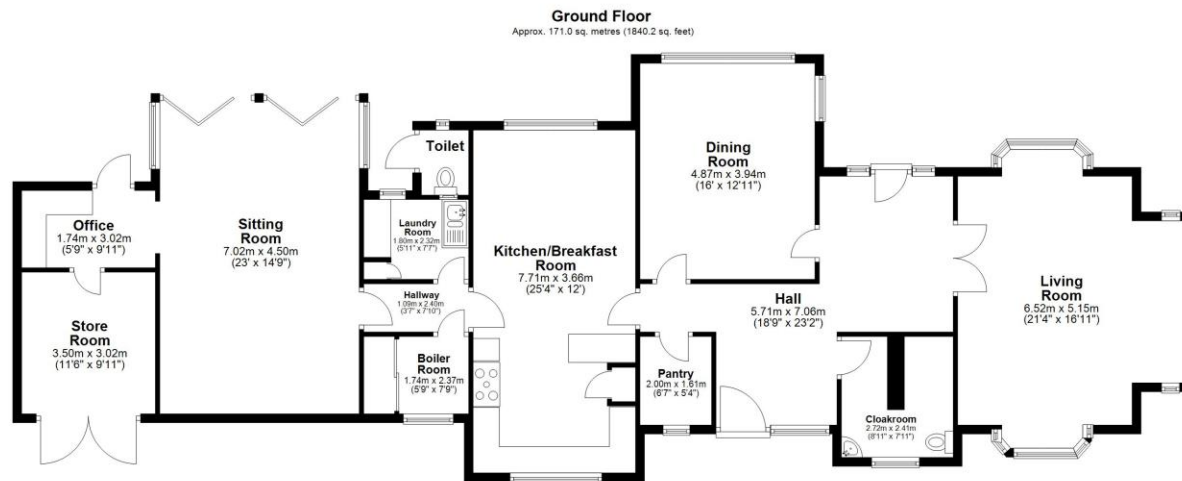
Shed.

Ohme EV charging point.

Three Bay Car Port with light, power and tap. Storeroom off. Log Store.







Total area: approx. 333.1 sq. metres (3586.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.

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