



Holly Oak, 29d Hartopp Road

Four Oaks Park, Sutton Coldfield, B74 2QR



Sutton Coldfield
Fine Residential

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A very spacious well presented modern family residence standing in mature gardens of approximately 0.5 acre and occupying an outstanding location in the heart of the exclusive Four Oaks Park Estate.

*Reception Hall, *Guest Cloakroom, *Lounge, *Sitting Room, *Conservatory, *Dining Room, *Breakfast/Kitchen, *Gym/Playroom, *Laundry, *Study, *Gallery Landing, *Linen Cupboard, *Five Bedrooms, *Three En Suites, *Detached Double Garage, *African Hut, *Private Mature Gardens Extending to approx. 0.5 acre.

Impressive in appearance, Holly Oak enjoys a private mature setting standing back from the Road behind a wide frontage with an electrically gated entrance and an extensive block paved driveway with ample parking.

The elegantly proportioned family accommodation with gas central heating, double glazing and many attractive luxury features, briefly comprises:

Large Reception Hall with open gallery above.
Guest Cloakroom with circular washbasin on a polished granite shelf, wc, and ceramic wall tiling.

Lounge approached through double doors. Wide Inglenook with steel log burner and inset lighting, deep ceiling cornice, designer radiators, square bay window to front and French Doors to the patio and rear garden.





Sitting Room approached through double doors with window overlooking the rear gardens and French Doors to:

Conservatory with ceramic tiled floor, French Doors to the patio and views of the rear garden.

Dining Room with window overlooking the front.

Breakfast/Kitchen with Dining/Family Area with extensive range of contemporary high gloss units with polished granite and quartz worksurfaces and upstands. Siemens and Neff Integrated appliances. Inset 1½ bowl stainless steel sink, floor cupboards and drawers, built in oven with warming drawer and combination microwave over. Above, inset induction hob with extractor hood (Russell Hobbs) above and pan drawer below. Island unit with inset circular stainless steel sink, cupboards below and breakfast bar. Built in dishwasher, range of tall double door storage cupboards and housing unit for American style fridge/freezer with larder unit to side. Designer radiators, ceramic floor tiling, window overlooking the garden and French Doors to the patio.

Gym/Playroom with windows overlooking the gardens. Laminate flooring, French Doors to the side and door to rear garden.

Concealed Laundry with inset stainless steel 1½ bowl sink, cupboard below, plumbing for washing machine, wine cooler, wall units and built in wardrobe.

Study with range of fitted furniture including twin desks, shelving, bookcase and cupboards and drawers. Designer radiator, laminate floor, floor level window to side and window overlooking the rear garden.





On The First Floor

Gallery Landing with windows to front.

Linen Cupboard

Bedroom One with square bay window to front with window seat and drawer below.

Dressing Room with range of fitted wardrobes and drawers.

En Suite Bathroom with central bath set in tiled surround, wide walk in shower, wall mounted washbasin and wc. Ceramic wall tiling and laminate flooring.

Bedroom Two with built in double wardrobe and two windows overlooking the rear garden.

En Suite Shower Room (Jack and Jill arrangement shared with Bedroom 4). Deep shower enclosure, twin washbasins on wall unit with cupboards below and mirror above, wc, laminate flooring and ladder radiator.

Bedroom Three with built in double wardrobe and window to front.

En Suite Shower with shower, pedestal washbasin with mirror above and wc. Laminate flooring and designer radiator.

Bedroom Four with built in double wardrobe and window overlooking rear gardens.

On The Second Floor approached by a concealed spiral staircase

Bedroom Five with dormer window to front, laminate floor, Velux window and French Door to a balcony overlooking the rear gardens.

Access to both Roof Spaces.

Outside

Extensive Block Paved Driveway with electrically gated entrance and Detached Double Garage.

Private Mature Gardens extending in total to approximately 0.5 acre.

Wide block paved rear patio with lighting, ornamental pool and water feature. Shaped lawns, borders and a variety of mature evergreen trees, shrubs and bushes.

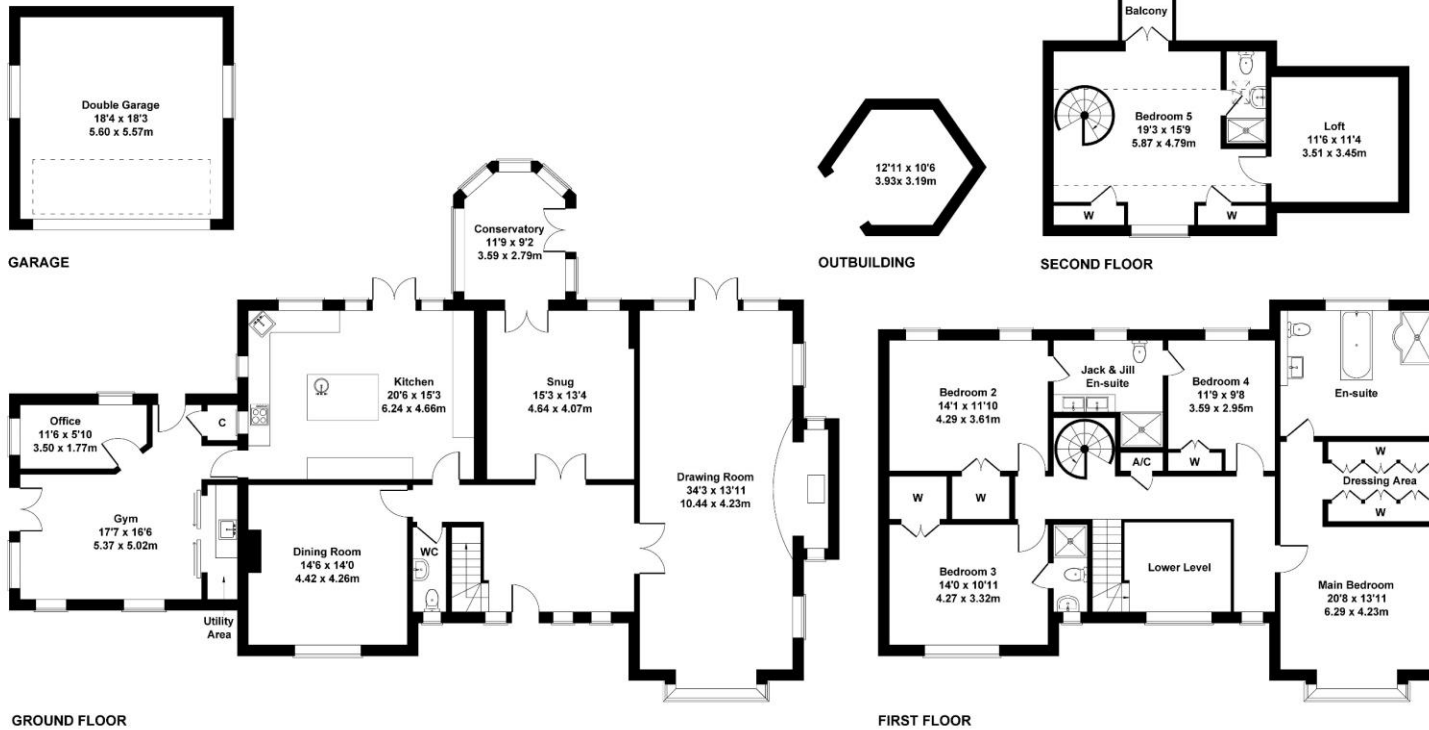
African Hut

Council Tax Band: C





Approximate Gross Internal Area
4230 sq ft - 393 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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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