



Cressington, Four Oaks Road
Four Oaks, Sutton Coldfield, B74 2XT



Sutton Coldfield
Fine Residential

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A magnificent late Victorian family residence occupying a mature secluded setting on the edge of Four Oaks Park and within walking distance of Mere Green, Sutton Park and Four Oaks train station.

Superbly maintained and presented, the current owners have carried out an extensive programme of refurbishment subtly blending today's modern luxury features along with the attractive original features of the Victorian Period.

Designed by the eminent Birmingham architects Crouch and Butler and built in 1902, Cressington stands very well back from the road approached via a long driveway to an enclosed private foregarden with ample parking.

The luxuriously appointed family accommodation which extends to approximately 5500 square foot briefly comprises:

Covered Porch.

Vestibule Entrance with tiled floor and cloaks area.

Reception Hall/Morning Room with oak flooring, open fireplace and window with seat below overlooking the rear gardens.

Drawing Room. Inglenook with marble fireplace, log burner, ornate carved surround and windows either side. Oak floor, deep ceiling cornice, plaster mouldings and wide bay window overlooking the gardens.





Dining Room with full width beamed Inglenook open fireplace and windows either side. Oak floor and bay window overlooking the gardens at rear.

Enclosed Sun Loggia overlooking the rear gardens with bifolding and French doors to the patio.

Guest Cloakroom with hand washbasin, wc and Quarry tiled floor.

Fitted Study with an extensive range of fitted furniture including desk, drawers and cabinets and range of book and display shelves.

Cellar.

Breakfast/Kitchen with Family Room. Extensively fitted with painted shaker style cabinets, quartz worksurfaces, upstands and integrated appliances. Large island unit with inset Villeroy & Boch sink, cupboards and drawers, built in dishwasher and microwave below and integrated breakfast bar. Further range of fitted floor cupboards and drawers, wall units, Rangemaster stainless steel cooker with extractor hood above, built in fridge and freezer, ceramic floor tiling, windows overlooking the front gardens and two pairs of French doors to the courtyard and rear gardens.

Large Pantry.

Laundry. Inset stainless steel sink with floor cupboards and drawers below. Wall units and tall storage cupboard. Twin gas central heating boilers and pressurised water cylinder. Plumbing for washing machine and ceramic tiled floor.

Lobby with access to Garage.

Staircase leading to:

Games/Cinema Room with laminate flooring and dormer window to front.





On the First Floor

Approached by an impressive wide oak staircase to a gallery landing.

Principal Bedroom Suite:

Dressing Room with an extensive range of fitted furniture including wardrobes, cupboards and drawers. Island unit, dressing table and drawers. Deep ceiling cornice and oak framed opening to-

Bedroom with deep ceiling cornice and windows to front and rear.

Shower Room. Full width shower with rain head, washbasin on chrome stand and wc. Ceramic wall and floor tiling.

Bedroom Two with window overlooking the rear gardens.

Ensuite Shower Room with full width shower, washbasin on chrome stand and wc. Ceramic tiled floor.

Bedroom Three with window to front.

Ensuite Shower Room with shower enclosure, pedestal washbasin and wc. Ceramic wall and floor tiling.

Bedroom Four overlooking the rear gardens.

Main Bathroom/WC. Deep walk in shower with rain head, freestanding bath with mixer tap shower, washbasin on chrome stand and wc. Ceramic tiled splash backs.

Bedroom Five/Dressing Room with fitted original cabinets, linen cupboard and windows to front.

On the Second Floor

Landing with window to side.

Lounge with fireplace and window to front and side. Bedroom Six with dormer window overlooking the rear gardens.

Dressing Room with hanging rails, shelves and drawers. Access to roof space.

Shower Room. Wide shower, washbasin with cupboards below and wc. Tiled splash backs.



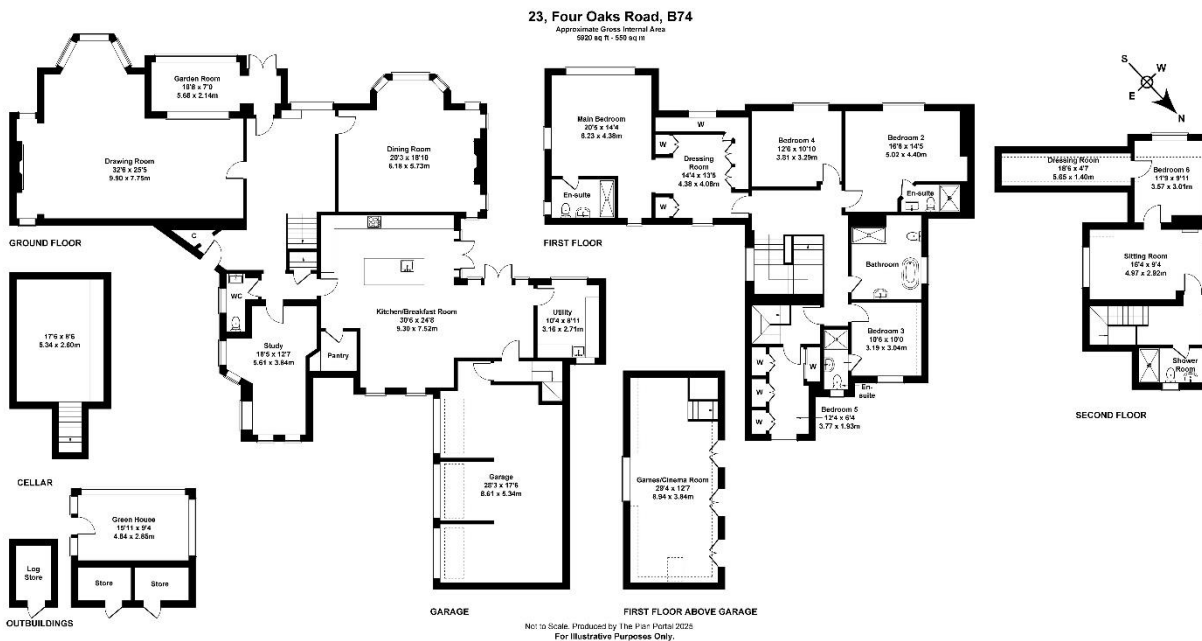


Outside

Three Car Garage with light and power.
Enclosed Courtyard with Garden Stores.

Greenhouse.

Private Landscaped Rear Gardens with South Westerly aspect and extending to approximately 0.7 acre. Raised paved patio with flowering borders, clipped Yew trees and hedging, raised flower and herb beds and large gravelled sun area with inset beds and Pergola. Extensive lawns and a variety of mature trees, shrubs and evergreens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 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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