



28 Ladywood Road

Four Oaks Park, Four Oaks, Sutton Coldfield, B74 2QN.



Sutton Coldfield
Fine Residential

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AN INDIVIDUALLY DESIGNED SPACIOUSLY ARRANGED MODERN DETACHED BUNGALOW OCCUPYING A MATURE SECLUDED SETTING IN THIS HIGHLY SOUGHT AFTER PRIVATE ESTATE ADJACENT TO SUTTON PARK.

This attractive bungalow occupies a delightful setting in the heart of the exclusive and very sought after Four Oaks Park Estate, regarded as one of the finest residential locations in the region. All amenities are available including comprehensive facilities at Mere Green, schools for all ages, cross city rail services from Four Oaks Station and Sutton Park.

The property stands well back behind a mature private foregarden with wide road frontage and driveway to side.

The well arranged spacious accommodation which offers enormous potential briefly comprises:

Reception Hall with deep ceiling cornice and hatch to loft with pull down ladder.





Lounge approached through glazed double doors. Feature stone fireplace with gas coal effect fire. Deep ceiling cornice, plasterwork and ceiling rose. Picture window overlooking the rear gardens and patio doors to the gardens.



Breakfast/Kitchen with Dining Area. Inset 1 ½ bowl sink, floor cupboards, drawers, worksurfaces, wall units, inset 4 ring hob with extractor hood above, built-in oven with microwave below, and fridge to the side. Built in dishwasher, peninsula unit, glass fronted display unit and picture window overlooking the rear gardens. Feature stone fireplace and chimney breast, timbered ceiling, patio doors to the gardens and folding doors to:

Conservatory with ceramic tiled floor and French doors to the gardens.

Laundry with inset stainless steel sink, floor cupboards below and range of fitted storage cupboards.

Lobby with access to garage.





Bathroom/wc with bath, separate shower enclosure to side, bidet and wc. Vanity unit with inset wash basin and double door wardrobe.

Bedroom One including bed recess with twin bedside tables and wardrobes either side. Further range of fitted wardrobes and bow window overlooking the rear gardens.

En Suite Bathroom including Spa bath and shower above with body jets, vanity unit with inset washbasin, bidet, wc, and ceramic wall tiling.

Bedroom Two with window overlooking the front gardens.

Bedroom Three/Study with deep ceiling cornice and window overlooking the front gardens.

Outside

Double Garage with electric up and over door, light, power and Worcester gas fired central heating boiler.

Gated side entrance.

Delightful Private Gardens extending to approx. 0.4 acre in total with large paved patio, lawn, mature Rhododendrons and a variety of evergreen shrubs and bushes.

Large Shed.

Council Tax Band: G





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Approximate Gross Internal Area
2492 sq ft - 232 sq m



GROUND FLOOR

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 | | 80 C |
| 55-68 | D | 62 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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