



Hartopp Road, Four Oaks Park
Sutton Coldfield, B74 2QR



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Fine Residential

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A VERY SUBSTANTIAL EDWARDIAN FAMILY RESIDENCE WITH SELF CONTAINED ANNEX AND RECENT CONTEMPORARY ADDITIONS SET IN MATURE GARDENS OF APPROXIMATELY 0.4 ACRE AND BACKING ONTO SUTTON PARK.

Darnel Hurst occupies a delightful setting in this mature location backing onto Sutton Park and situated on the exclusive private Four Oaks Park Estate. All amenities are close at hand including shops and facilities at Mere Green, schools for all ages and public transport including cross city rail services from Four Oaks station.

Impressive in appearance with classic traditional elevations the property stands well back from the road behind a wide frontage with electrically gated entrance, lawned foregarden and extensive gravelled driveway.

In recent years the property has undergone an extensive programme of modernisation and refurbishment with subtle contemporary additions including numerous modern day luxury features which have been successfully blended with the many original period features.

The very spacious family accommodation with double glazing, gas central heating and numerous attractive features briefly comprises:

Enclosed Porch

Reception Hall feature cast iron fireplace, decorative plaster mouldings to dado, Karndean flooring and deep ceiling cornice.

Guest Cloakroom Wc and wash hand basin with cupboard below.





Boot Room with door to side.

Study decorative frieze, deep ceiling cornice, karndean flooring and window overlooking the front gardens.

Sitting Room deep ceiling cornice, ornate ceiling and bay window overlooking the front gardens.

Lounge Arched Inglenook with stone fireplace, log burning stove and windows either side. Decorative ceiling and frieze and wide bay window overlooking the rear gardens.

Breakfast/Kitchen with Large Dining and Family Area extensive range of painted style cabinets with integrated appliances and quartz work surfaces and upstands. Inset twin bowl glazed sink, floor cupboards and drawers, wall units, Rangemaster Professional + cooker with induction hob, built in dishwasher and fridge. Large island unit with breakfast bar with cupboards and drawers below. Karndean flooring with underfloor heating, vaulted ceiling with large glazed roof panels, Velux windows, full height window overlooking the garden and French doors to the patio.

Cloakroom with access to cellar.

Laundry inset sink, floor cupboards, beech worksurface, wall unit, plumbing for washing machine, Karndean flooring and stable type door to garden. Door to:

Self Contained Annex with access from the front drive.

Kitchen/Diner high gloss unit with integrated appliances. inset sink, built-in fridge and inset 4 ring hob with oven below. Wall units and Karndean flooring.

Shower Room corner shower with rain head, wall mounted washbasin with cupboard below and illuminated mirror above and wc. Karndean flooring.

Staircase to:

First Floor Living Room/Bedroom exposed brickwork, windows to front and rear and two Velux windows.





On The First Floor

Landing with deep ceiling cornice and plaster mouldings to dado.

Bedroom Two with window overlooking the front gardens.

En Suite Shower Room quadrant shower enclosure with rain head, washbasin with cupboard below and wc. Wall and floor tiling.

Bedroom Three with decorative frieze and bay window overlooking the rear gardens.

Bedroom Four with ceiling cornice and window overlooking the front gardens.

Bedroom Five with window overlooking the rear gardens.

Bedroom Six with built in cupboard and window overlooking the front gardens.

Main Bathroom/Wc free standing oval bath with mixer tap shower fitment, wide corner shower, washbasin and wc. Karndean flooring and double door cupboard.



On The Second Floor

Main Bedroom Suite comprises:

Large Landing

Bedroom One vaulted ceiling, two Velux windows and French doors overlooking the rear gardens. Double doors to :

Dressing Room with fitted dressing table, drawers and wardrobes. Windows to front and two Velux windows.

Large Box Room

En Suite Shower Room wide corner shower with rain head, wall mounted washbasin with drawers below and wc. Floor and wall tiling.

Outside

Large Garage electric roller shutter door, light and power.

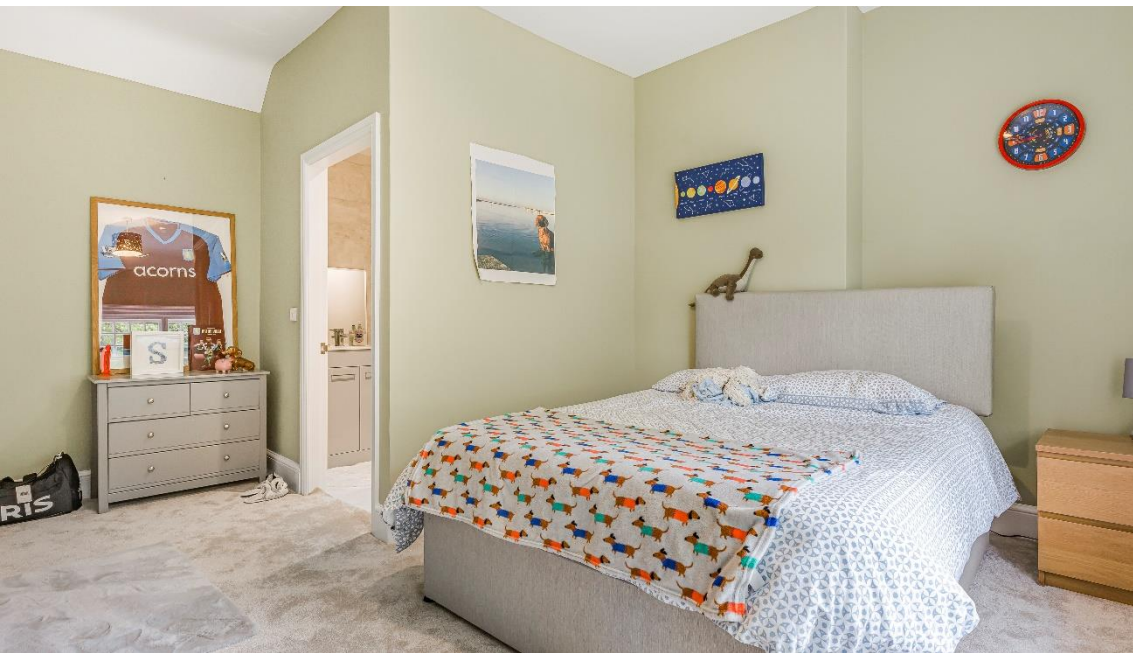
Private Mature Rear Gardens backing onto Sutton Park, sandstone paved patio and retaining walls, lawn borders and a variety of mature trees, shrubs and bushes.

Garden Shed

Private gate to Sutton Park.

Council Tac Band: H







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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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