



The Malt House, Hill Village Road

Four Oaks, Sutton Coldfield, B75 5BQ



Sutton Coldfield
Fine Residential

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A CHARMING GRADE II LISTED FAMILY RESIDENCE OF LOCAL HISTORICAL INTEREST OCCUPYING AN EXTREMELY CONVENIENT LOCATION WITHIN WALKING DISTANCE OF MERE GREEN AND ALL AMENITIES.

The Malt House offers the opportunity to acquire a charming period property with an interesting history dating back to the 17th century. Its original agricultural use was to produce dried barley for the brewing industry and the Barley Mow pub was originally located opposite on Hill Village Road. Later the property was converted for residential use creating a charming spaciouly arranged family residence with many interesting and attractive original features.

All amenities are within walking distance including the comprehensive facilities of Mere Green, schools for all ages groups and regular public transport including cross city rail services from either Four Oaks or Butlers Lane Station.

Impressive in appearance with a distinctive exposed sandstone gable and attractive elevation, the gas centrally heated family accommodation briefly comprises:

Large Reception Hall 15' x 14'6" with stone flagged floor and beamed inglenook with range.

Guest Cloakroom with wc and washbasin. Door to rear garden.





Drawing Room 16'6" x 16'3" with feature open fireplace and windows to front.

Dining Room 16'6" x 14'9" max with windows to the front. Attractive arched door to the kitchen.

Inner Hall with door to the rear garden.

Sitting Room 14'6" x 11'6" with feature open fireplace, timber surround and shelving either side, French doors to:

Conservatory 20'7" x 10' overlooking the rear gardens. Exposed brickwork and original sandstone wall, ceramic floor tiling and French doors to the rear garden.

Breakfast/Kitchen 20' max x 20' max with stainless steel sink unit, floor cupboards and drawers, wall units, worksurfaces, built in double oven inset four ring hob with extractor above, plumbing for dishwasher and washing machine, concealed Potterton gas boiler. Gothic style window, two windows overlooking the gardens and door to courtyard.

Large Pantry with original door and lock mechanism.





On The First Floor

Landing.

Bedroom One 16'9" x 14'2" max with mirror fronted wardrobes and a vanity/dressing table with inset sink. Gothic style window to front and window to side.

Bedroom Two 17'7" x 12'9" with built in wardrobes, dormer window to rear and gothic style window to front. Door to:

Dressing Room/Bedroom Three 17'9" x 13'5" with fitted wardrobes, vanity unit with inset washbasin and shower enclosure. Windows to rear and side. (There is potential to create a large primary bedroom suite with these two rooms).

Bedroom Four 14' x 9'8" overlooking the rear gardens.

Bedroom Five 15'5" max x 14'4" max with vanity unit with inset washbasin and windows overlooking the garden and to side. There is a second staircase from this room to the entrance hall.

Bathroom/wc. Bath with mixer tap shower, vanity unit with inset washbasin, wc and shower enclosure.

Outside

Delightful, good sized rear gardens in a cottage style with westerly rear aspect.

Courtyard with gated access to the front. Paved patio, lawn, flowering borders and a variety of mature trees, shrubs, bushes and clipped evergreen.

Garden Shed.

Detached Two Car Garage with light and power.

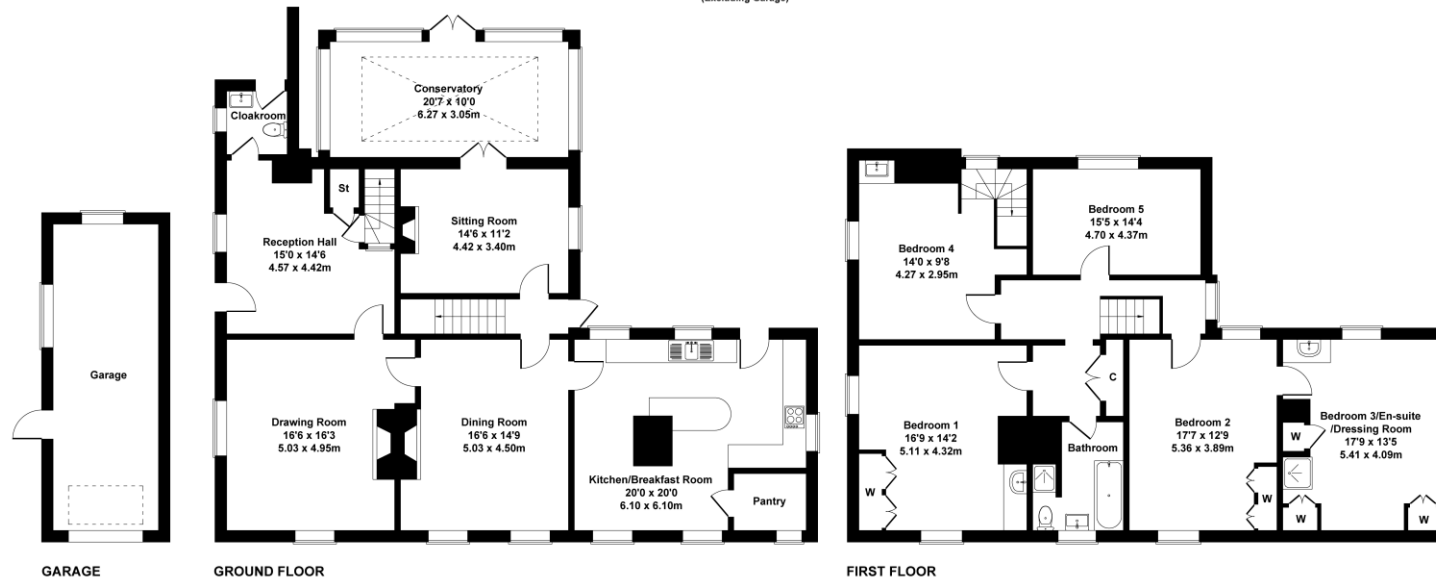
Driveway providing off road parking for two vehicles.





The Malt House, 27 Hill Village Road, Four Oaks, B74

Approximate Gross Internal Area
2791 sq ft - 259 sq m
(Excluding Garage)



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 36 F | |
| 1-20 | G | | |

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