



Oak Cottage, Hillwood Road
Four Oaks, Sutton Coldfield, B75 5QN



Sutton Coldfield
Fine Residential

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A beautifully refurbished traditional cottage occupying a sought-after semi-rural location, standing in approximately 0.4 acres and enjoying open countryside views adjacent to farmland.

Oak Cottage offers an excellent balance of character and modern comfort, having been thoughtfully renovated to a high standard while retaining its traditional charm. The accommodation is well-proportioned and ideally suited to modern living, with the additional benefit of underfloor heating to kitchen/breakfast/family and dining area.

Set well back from the road, the property enjoys some privacy with ample off-road parking. The gardens extending to approximately 0.4 acres and backing directly onto open farmland creating an attractive and peaceful setting.

Despite its rural feel, the property is ideally placed for the shops, cafés and restaurants at Mere Green, along with well-regarded local schooling including both primary and secondary. Rail services are also readily accessible from Four Oaks and Butlers Lane railway stations providing regular connections to Birmingham.

The Gas centrally heated and double glazed accommodation briefly comprises:





Large Kitchen/Breakfast with Family and Dining Areas Shaker style kitchen with wall and floor cupboards, large island unit with drawers and cupboards, Quartz work surfaces and Belfast sink. Integrated appliances including oven, dishwasher and American style fridge/freezer. Underfloor heating and Karndean herringbone flooring. Windows to side and front with French door to side and feature oak glazed gable with French doors opening onto the rear gardens.



Utility Karndean herringbone flooring, plumbing for washing machine, and underfloor heating.

Guest Cloakroom with wc and sink.

Sitting Room approached through double door with bay window to front and French Doors opening onto the rear garden.

Snug with brick fireplace and slate hearth, bay window to front.

Office with window overlooking the rear garden and French Doors to side opening to garden.





On The First Floor

Bedroom One with window overlooking rear garden.

En suite shower room with wc, sink and shower enclosure.

Bedroom Two with bay window to front and built in wardrobe.

En Suite shower room with wc, sink and shower enclosure.

Bedroom Three with window to front.

Bedroom Four with window to side and rear overlooking the rear garden and open farmland.

Family Bathroom with traditional style suite including large slipper bath, wc, shower enclosure, vanity unit with sink and cupboards below. Karndean herringbone flooring.



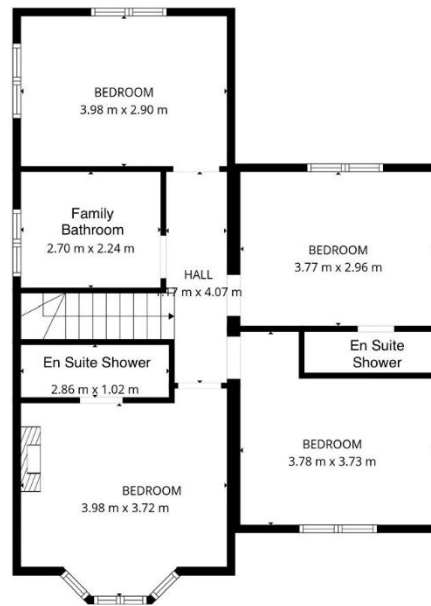
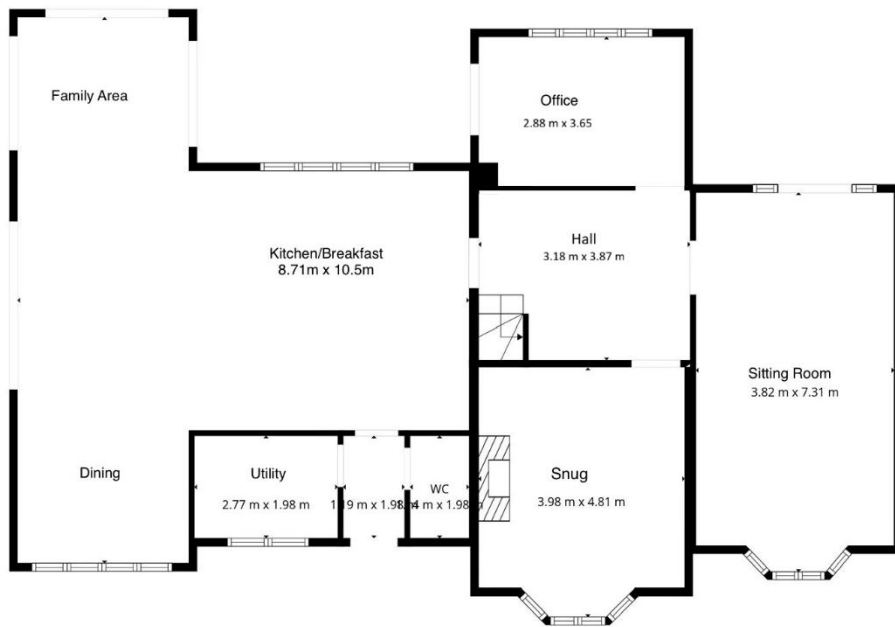
Outside

Private side and rear gardens with lawns, mature trees, shrubs and bushes with views overlooking open farmland at the rear.

Further development potential subject to planning.







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