



42A, HARTOPP ROAD

SUTTON COLDFIELD - GUIDE PRICE £1,950,000

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Why this home is Chosen...

Welcome to this stunning 6-bedroom house nestled within the prestigious Four Oaks Estate. Boasting spacious living areas, luxurious amenities, and charming outdoor spaces, this residence offers the epitome of comfortable living with huge potential to transform into a very modern residence (subject to planning permission).

The property is just a short walk from the stunning 2,400 acre Sutton Park, which offers something for everyone with walking, cycling, golf and a variety of other outdoor pursuits. Sitting within a great school catchment, this property is perfect for a long term family home.

A quick tour

Highlights of this well presented property include:

- * Ideal location
- * Great school catchment
- * Local amenities close by
- * Great access to Birmingham city centre
- * En-suite bathrooms in four bedrooms
- * Great-sized garden and driveway for multiple vehicles
- * Plans for a modern transformation
- * Did we mention the great location!



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Family Space

Ground Floor:

Upon entering, you are greeted by a generous and inviting hall, leading seamlessly to the rest of the house.

The dining room, perfect for entertaining guests or enjoying family meals, is to the right as you enter the hall.

A modern and fully-equipped kitchen diner awaits, providing ample space for culinary creativity and casual dining with a large conservatory off. For cozy evenings, a snug offers a retreat for relaxation or intimate gatherings.

The large front to back lounge exudes space and comfort, ideal for hosting large gatherings or unwinding. Convenience is key with a downstairs WC for guests. A laundry room completes the ground floor.

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Modern Living

First Floor:

Ascend to the first floor where four spacious double bedrooms await, each accompanied by its own ensuite. The master bedroom is a sanctuary unto itself, featuring the added luxury of a walk-in wardrobe.

Every bedroom on this floor offers privacy and comfort, ensuring a restful night's sleep for all residents.

Second Floor:

The second floor is dedicated to recreation and productivity, with a generously-sized games room for leisure activities and entertainment.

Adjacent to the games room, a spacious office provides a tranquil workspace, perfect for remote work.

A large bathroom services both the games room and office, adding convenience and functionality to this floor.

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Outdoors

Exterior:

A double garage provides ample parking and storage space for vehicles and outdoor equipment.

The expansive garden offers a serene escape, with lush greenery and ample space for outdoor activities and relaxation.

A garden house, complete with original wooden flooring sourced from an old pavilion, adds character and charm to the outdoor space, ideal for storage or a quaint retreat.

This 6-bedroom house on the Four Oaks estate offers a harmonious blend of comfort, and functionality, providing an unparalleled living experience for its fortunate occupants, perfect for a growing family.

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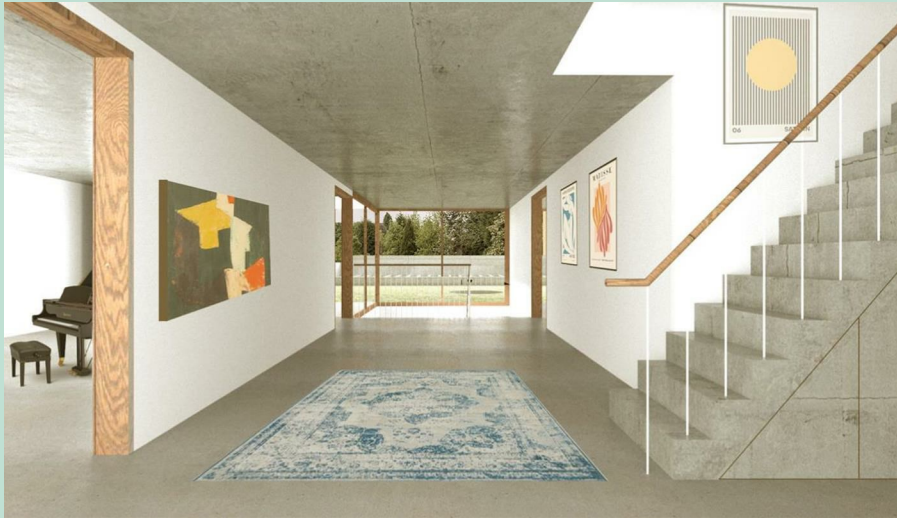
Future Plans (Subject to Contract)



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Hallway



Living Room



Kitchen - Diner



Swimming Pool



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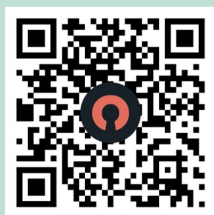
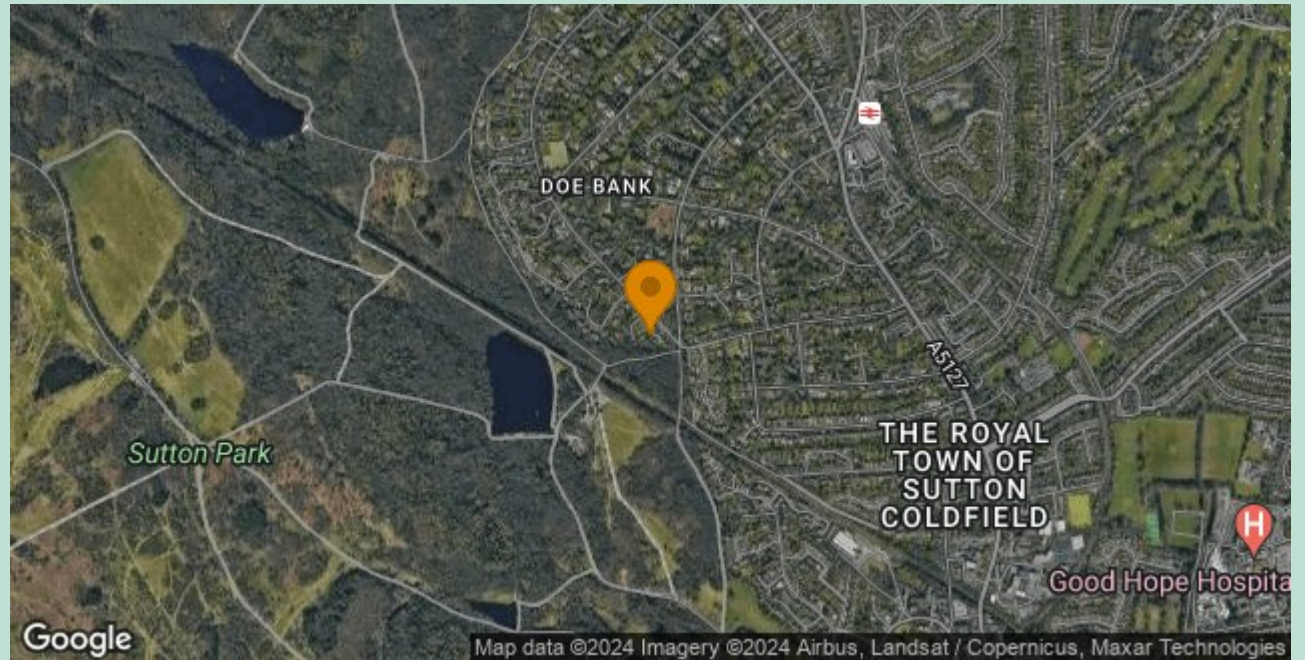
APPROXIMATE GROSS INTERNAL AREA: 4377.6 FT²
 (ILLUSTRATION FOR IDENTIFICATION ONLY. SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE)

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Enquiries

42a Hartopp Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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