



Ladywood Road, Four Oaks Estate,  
Sutton Coldfield, B74 2QN

**PAUL  
CARR**  
Estate Agents

EXCLUSIVE & RURAL HOMES



# Ladywood Road, Four Oaks, B74 2QN

A rare opportunity to purchase a six bedroom home sitting in a substantial 1.2 acre plot (approx.) on the exclusive and highly regarded Four Oaks Estate. The current property extends to approximately 4,500sqft with six bedrooms, three bathrooms, large open plan living spaces, modern kitchen, family room and double garage. Offered with no upward chain, this represents an incredible opportunity for someone to create the most wonderful home on an incredible plot.

## **Come Inside:**

The property is approached over a gated 'in & out' driveway giving access to the garage, front door and gated side access to the rear and side gardens. The spacious entrance hall features a double height ceiling with stair rising to the first floor and doors leading to the ground floor accommodation. The open plan living areas are well defined into seating, relaxing, dining and entertainment areas. The large sitting area has a feature fireplace and opens into the delightful sunroom, ideal for relaxing with a book and in turn, opening into the bar area with fully fitted bar featuring doors opening onto the side gardens. Leading from this area and connecting back to the sitting area is the dining area with views over the rear garden. The dining kitchen features a large central island unit with breakfast bar and five burner gas hob and offers a range of wall and base units with quartz work surfaces and integrated appliances. Further doors lead from here into the utility room, double garage and 'L' shaped family room. Completing the ground floor is the guest wc.

To the first floor, the principal bedroom enjoys views over the rear garden and has a large en-suite bathroom and dressing room with fitted wardrobes. There are five further double bedrooms serviced by a further two shower rooms.

## **Come Outside:**

Sitting on a plot of approximately 1.2 acres, the gardens are almost unparalleled on the estate. A side garden features patio areas leading from the sunroom and bar offering places to entertain and relax. To the rear, a large patio and decked area is accessed from the kitchen and family room with feature gazebo having views over the rear lawns. Steps lead down from the patio to a vast expanse of lawn surrounded by mature trees providing plenty of privacy. To the front, a large in & out driveway has secure electric gates to both sides offering secure parking and adding to the privacy.





































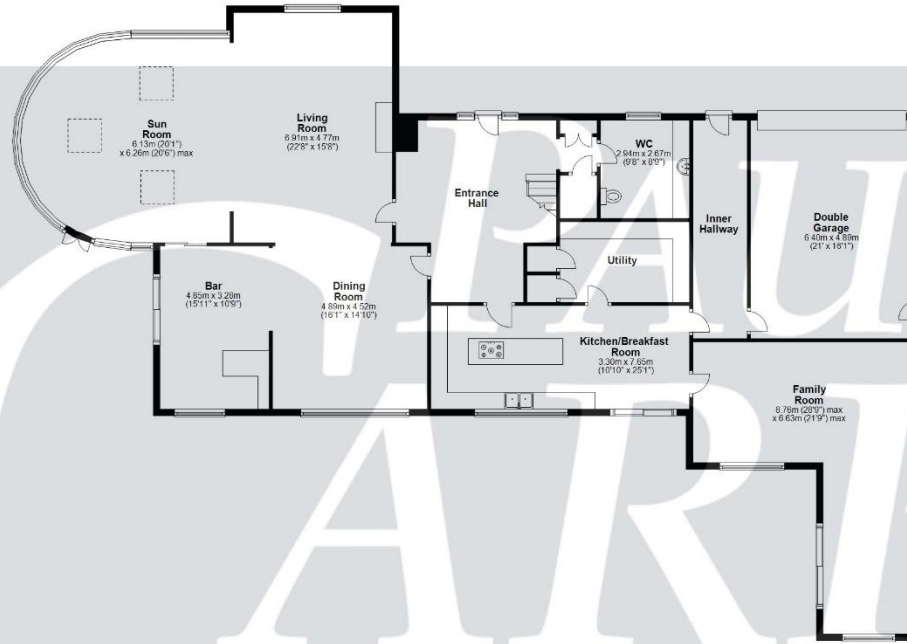
**Additional Information**  
**Freehold, all mains are connected.**

**EPC Rating**  
**TBC**

**Council Tax Band**  
**G**



**Ground Floor**  
Approx. 259.4 sq. metres (2792.3 sq. feet)



**First Floor**  
Approx. 156.2 sq. metres (1702.4 sq. feet)



Total area: approx. 417.6 sq. metres (4494.7 sq. feet)

15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA  
 Email: sales@exclusiveandruralhomes.co.uk  
 Tel: 0121 308 5511  
[www.exclusiveandruralhomes.co.uk](http://www.exclusiveandruralhomes.co.uk)



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