



Cedarwood

1 Four Oaks Road, Sutton Coldfield, B74 2SH



Sutton Coldfield
Fine Residential

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Exceptionally positioned. Rarely available. Fully realised.

Set within the highly regarded Cedarwood, this outstanding apartment offers a refined and elevated living experience - combining bespoke design, intelligent technology, and a level of specification seldom seen within apartment living.

Positioned within a calm, leafy enclave in the heart of Four Oaks, this beautifully curated apartment presents a rare opportunity to acquire a fully turnkey home, meticulously designed to an exceptional standard.

Occupying an elevated position, the property enjoys open views across mature greenery, with natural light enhancing each living space throughout the day. The development itself is low-density, well-maintained and inherently private, offering a quiet residential environment rarely found in apartment living.

Every element of the residence has been carefully considered - delivering a home that is both visually refined and immediately liveable, without the need for further investment or installation.





Interior Design & Living Space

The principal living space is both generous and elegantly proportioned, designed to maximise light, flow and usability.

Antico luxury parquet flooring runs throughout, introducing warmth and texture, while the open-plan configuration supports both relaxed living and entertaining.

A defining feature of the space is the large bespoke 6-8 seater Silestone quartz dining table, serving as both a functional centrepiece and a continuation of the home's refined material palette.

The living area is further enhanced by a fully integrated Sonos Dolby Atmos surround sound system, alongside a 75" Samsung display and Samsung Frame TV, seamlessly blending entertainment with interior design.

Kitchen Specification

The kitchen has been designed to combine clean aesthetics with high-performance functionality, finished to an exceptional standard.

Silestone 'Marengo' quartz worktops extend across surfaces and detailing, creating a consistent and durable finish.

A full suite of AEG smart cooking appliances is complemented by Bosch washing machine, dishwasher and tumble dryer, all seamlessly integrated. The inclusion of Bosch TimeLight floor projection technology enhances usability.

A Quooker boiling water tap provides instant hot water functionality, supporting both efficiency and convenience.





Bedrooms

The bedrooms have been designed to provide a sense of comfort, calm and cohesion, with bespoke finishes carried throughout.

Each room benefits from custom colour-matched joinery, including wardrobes, doors, skirting and architraves, ensuring a consistent and refined aesthetic.

Integrated Samsung smart displays are installed within each bedroom, while the master suite is further enhanced by Sonos audio integration, creating a high-quality, personalised environment.

Bathrooms

Bathrooms are finished to a high specification, combining premium materials with contemporary design.

Sanitary ware is provided by RAK Ceramics, complemented by GROHE fittings, including a 320mm rainfall shower.

Illuminated mirrors enhance both usability and atmosphere, creating a space that is both practical and visually refined.

Smart Living & Technology

The property benefits from a fully integrated suite of smart home technologies, enhancing comfort, efficiency and control:

- Lutron smart lighting system
- Tado smart thermostats with room-by-room control
- Ring HD video doorbell
- Sonos multi-room audio and Dolby Atmos home cinema
- Samsung integrated display ecosystem
- WiFi boosters ensuring full coverage
- Meaco air purification and dehumidification system
- Roborock intelligent vacuum and mop system

Turnkey Living

The property is offered as a complete turnkey residence, inclusive of all furnishings, appliances and integrated systems.

A full suite of bedroom furnishings, bespoke dining furniture, interior fittings, and premium appliances are all included, alongside a fully configured audio-visual environment and enhanced connectivity infrastructure.

This represents a rare opportunity to acquire a fully specified home, eliminating the need for further investment and allowing for immediate occupation.







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Cedarwood is a tranquil, leafy residential enclave, defined by mature landscaping and a calm, private atmosphere.

At its centre stands the defining feature - The Cedarwood Tree, a striking and historic landmark that reinforces Cedarwood's identity and character.

Positioned between Ladywood Road and Wentworth Road - where properties have exceeded £5 million - sitting within one of the most prestigious residential areas in the West Midlands.

Location & Lifestyle

Residents benefit from excellent connectivity and local amenities:

- Four Oaks Station (approx. 2-minute walk)
- Direct access to Birmingham City Centre
- Sutton Park (2,400 acres of parkland)
- Mere Green (restaurants, cafés, retail)
- Moor Hall Golf Club and Four Oaks Tennis Club

The location offers a rare balance of connectivity, nature and lifestyle.

Education

The property sits within the catchment for some of the highest performing schools in the region, including:

- Bishop Vesey's Grammar School
- Sutton Coldfield Grammar School for Girls
- Arthur Terry School
- Bishop Walsh Catholic School

Primary schools include Four Oaks, Little Sutton and Moor Hall - all highly regarded.

Cedarwood

Combining location, specification and turnkey convenience, this property represents a compelling opportunity to acquire a fully realised home in one of the region's most prestigious settings.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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