



Oak House, Talbot Avenue
Little Aston, Sutton Coldfield, B74 3DD

Oak House, Talbot Avenue

Little Aston, Sutton Coldfield, B74 3DD



An imposing arts and crafts residence of superb proportions set in glorious gardens extending to approximately 0.6 acre and occupying an established and very sought after location.

Oak House occupies a very sought after location approached from Roman Road and with easy access of all amenities including Streetly Village, schools for all ages and Sutton Park.

Most attractive an appearance with classically designed double fronted elevations incorporating brick mullions and leaded lights, the property stands well back behind a mature foregarden with a wide road frontage and a sweeping block paved driveway with electrically gated entrance.

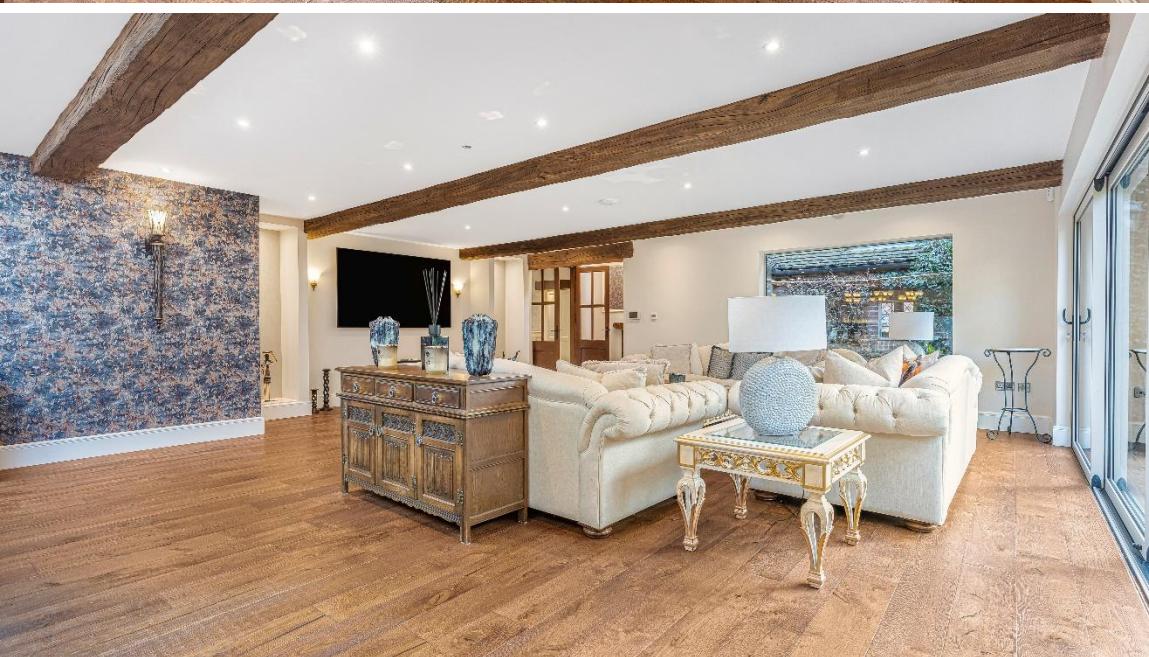
Sensitively renovated with attention to detail and subtle additions the property offers substantial family accommodation with many striking modern features successfully blended with the original period features.

The immaculately presented accommodation briefly includes:

Enclosed Porch Entrance with heavy oak entrance door and stone flagged floor.

Entrance Hall with seating area and oak flooring.





Drawing Room enjoying a double aspect overlooking the gardens. Minster fireplace with living flame fire, fitted cabinets and display area and decorative ceiling cornice.

Dining Room overlooking the gardens at front. Deep decorative ceiling cornice and oak flooring.

Inner Rear Entrance Hall with oak entrance door, veined marble flooring with underfloor heating, padded seat with cupboards below a wardrobe to side and plaster wall panels.

Shower Room/Guest Bathroom. Designed as a wet room with full width shower and rain head. Vanity unit with polished granite and inset wash basin and wc. Floor and wall tiling and underfloor heating.

Snug/5th Bedroom with a dual aspect, fitted wardrobe and desk and underfloor heating.

Magnificent Breakfast/Kitchen with Dining and Family Areas and entrance area open to a feature gallery above. Extensive range of bespoke cabinets designed and installed by Broadway Kitchens with polished and leathered finished granite worksurfaces and integrated appliances. Inset Belfast sink, floor cupboards and drawers, illuminated glass fronted display and wall units. Classic 110 Deluxe range cooker and extractor hood, dishwasher and large island unit with lantern light above. Square bay with vaulted ceiling, Gothic style window overlooking the gardens and padded window seat with polished granite table. Oak flooring with underfloor heating and sliding doors to the rear gardens.

Rear Hallway with oak flooring and access to the drive and garage.

Second Kitchen/Utility. Stainless steel sink, floor cupboards and drawers, electric Aga, plumbing for washing machine and tiled floor. Pantry.

Guest Cloakroom with Heritage style suite including wc and wash basin. Oak flooring and Metro style wall tiling.

Games Room/Cinema Room. Panelled walls, oak flooring with underfloor heating, folding window and door to gardens.





On The First Floor

Approached by a wide stair staircase to a large galley landing.

Principal bedroom with dual aspect enjoying views over the gardens. Fitted wardrobes and dressing table and ornate ceiling plasterwork and cornice.

En Suite/Wet Room with corner shower and rain head, wide wash basin with drawer below and WC. Wall and floor tiling.

Bedroom Two with doors to balcony at rear.

Dressing Room with fitted wardrobes, shelves and dressing table.

En Suite/Wet Room. Full width shower with rain head, wall mounted wash basin with drawers below and illuminated mirror above and wall mounted wc. Wall and floor tiling and underfloor heating.

Bedroom Three with a dual aspect. Range of fitted furniture including padded window seat with drawers below, wardrobe, dressing table and display shelves. Deep decorative cornice.

Bedroom Four with fitted wardrobe and dressing table, and wash basin set on marble top with cupboard below and window overlooking the gardens at front.

Main Bathroom. Bath with tap shower, wide wall mounted wash basin, drawers below and illuminated mirror above and wall mounted wc. Wall and floor tiling and underfloor heating.

Walk in linen cupboard.

Hatch to loft with pulldown ladder.

Outside

Three Car Garage with three electric up and over doors.

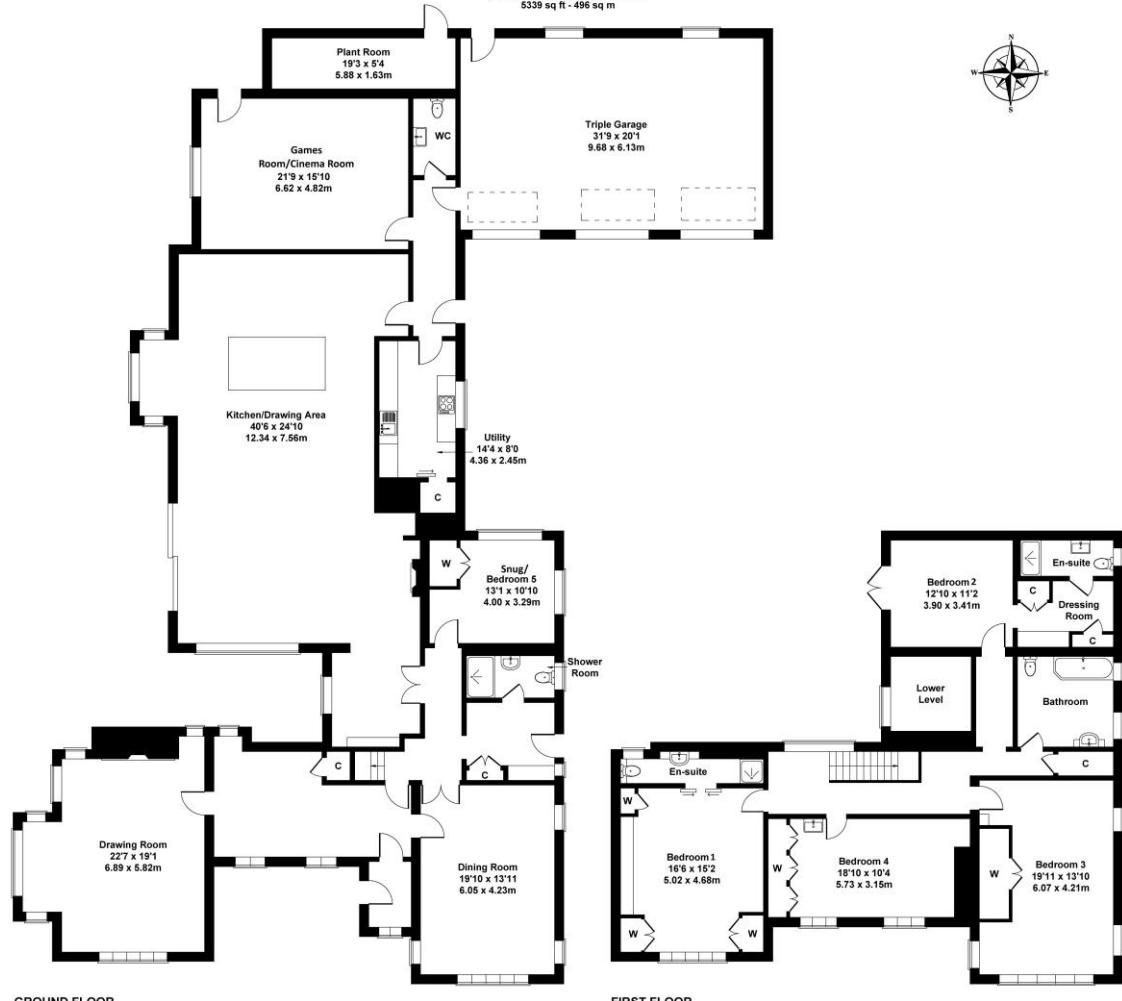
Mature Landscaped Gardens extending to approximately 0.6 acre with both Southerly and Westerly aspects.





Oak House, Talbot Avenue, Little Aston, B74

Approximate Gross Internal Area
5339 sq ft - 496 sq m



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.

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: enquiries@quandrills.co.uk

www.quandrills.co.uk



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



Sutton Coldfield
Fine Residential