



4 Luttrell Road
Sutton Coldfield | West Midlands | B74 2SR

 FINE & COUNTRY

4 LUTTRELL ROAD



An exquisite Edwardian family home, prestigiously positioned on a much-desired road on the Four Oaks Estate. Built in 1910, Longmoor is undoubtedly one of the finest properties in Sutton Coldfield.



KEY FEATURES

An exquisite Edwardian family home, prestigiously positioned on a much-desired road on the Four Oaks Estate. Built in 1910, Longmoor is undoubtedly one of the finest properties in Sutton Coldfield. Boasting a highly desirable address, this magnificent five-bedroom detached home is set back behind a sweeping electric security-gated driveway and lawned front garden, with the property majestically positioned within approximately 0.83 acres of grounds.

The vast, light-filled atrium hallway welcomes visitors with effortless grandeur and immediately sets the tone for this exceptional home. Leading from the hallway, the elegant drawing room balances timeless aesthetics with warm, inviting comfort and opens onto a charming wisteria-covered loggia overlooking the gardens.

The hallway flows through to a spacious dining room, where a stunning inglenook fireplace and original oak panelling create a rich and inviting ambience, ideal for both formal entertaining and family occasions.

Further on, the impressive open-plan kitchen features three-zone underfloor heating, a comprehensive range of bespoke units with Silestone worktops and a large central island. High-specification appliances include double ovens, twin dishwashers, a steam oven, microwave, three refrigerators, two freezers, warming drawers and two waste disposal units. Incorporated within this stunning space is a generous family room with bifold doors opening onto the rear garden. A delightful snug and separate pantry storeroom complete this outstanding family living area.

Additional ground floor accommodation includes a boot room, second guest cloakroom, tool room, boiler room with twin boilers and a fully equipped utility room with plumbing for two washing machines, a gas tumble dryer and a heated drying cupboard. Internal access is also provided to the large integral garage.

The lower ground floor offers further versatile accommodation, comprising an air-conditioned gymnasium and a home office benefiting from underfloor heating. These spaces are accessed either via the main staircase or a spiral staircase leading directly into the family room.

A grand return staircase, illuminated by an impressive original feature window on the half landing, rises to a galleried first-floor landing. The first floor offers five excellent bedrooms.

The principal suite benefits from extensive fitted wardrobes, a luxurious en-suite bathroom with underfloor heating and access to a large south-facing balcony. A guest suite enjoys its own en-suite shower room, while a third bedroom features an en-suite with underfloor heating. Two further bedrooms are served by a stylish wet room, also incorporating underfloor heating. Bedrooms two, three and four all benefit from fitted wardrobes.

The second floor provides an ideal teenager's retreat, complete with a games room and extensive under-eaves storage.





























KEY FEATURES

Externally, the property continues to impress. An integral double garage features electric front and rear doors, while solar panels, a Tesla Powerwall and EV charging point enhance the home's modern efficiency credentials. The front lawn, formerly a tennis court, is bordered by mature trees and screening and complemented by a sweeping paved driveway with a Feng Shui-inspired water feature.

To the rear, the private landscaped garden enjoys established conifer screening, an extensive Indian sandstone terrace and steps leading down to a professionally air-conditioned wine cellar.

The house is fully equipped with modern technology, including remote-access heating, CCTV, security alarm systems and video gate entry.

The Four Oaks Estate is one of the Midlands' most prestigious residential addresses, bordering the northern and eastern edges of Sutton Park. Sutton Park, a designated Site of Special Scientific Interest, offers exceptional opportunities for walking, golf and a wide range of outdoor pursuits.

The nearby town of Sutton Coldfield provides an excellent selection of shops, restaurants and highly regarded schools, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Mere Green offers convenient everyday shopping, including Marks & Spencer and Sainsbury's, while superb transport links provide easy access to the M42, M6, M6 Toll, Birmingham International Airport and the NEC.







INFORMATION

This is a rare opportunity to acquire a truly exceptional family home, combining Edwardian elegance, modern convenience and one of the region's most coveted addresses.

Services, Utilities & Property Information

Tenure: Freehold

Council Tax band: H

Local Authority: Birmingham City Council

EPC: C

Property construction : Standard Brick and Tiled Roof

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas

Broadband: FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: 4+

Total Internal Floor Area: 6249 sq ft

Offers over £2,750,000





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



BINA KUMARI PARTNER AGENT

Fine & Country Sutton Coldfield and Lichfield
T: 0121 272 6900
email: bina.kumari@fineandcountry.com

I am an experienced and passionate property professional with a strong background in sales and marketing, which has shaped my strategic, client-focused approach.

I work collaboratively with clients in the UK and internationally, offering a tailored and consultative service. Known for my personable approach and positive energy, I make sure clients feel supported, informed and confident at every stage of their property journey.

I have worked with a wide range of clients on high-value projects, delivering thoughtful marketing campaigns, negotiating with confidence and providing a consistently high level of service. Building strong, long-term relationships is central to how I work, and my established professional network allows me to offer a well-rounded, joined-up service.

I am proud to partner with Fine & Country - a world-class, market-leading agency. This partnership enables me to provide accurate valuations, clear market insight and beautifully presented marketing, including editorial-style photography and videography. Together, my experience and Fine & Country's resources allow me to position properties to the highest standard and achieve strong results.

Whether you are buying, selling or simply exploring your options, I am committed to making the process as smooth and straightforward as possible, and would be delighted to help guide you through your next move.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Sutton Coldfield on



Fine & Country Sutton Coldfield and Lichfield
Stirchley House, Reddicap Trading Estate, Sutton Coldfield, West Midlands B75 7BU
+44 (0) 121 272 6900 | sutton@fineandcountry.com

