

AVANTI, 17 HARTOPP ROAD
SUTTON COLDFIELD
B74 2RQ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

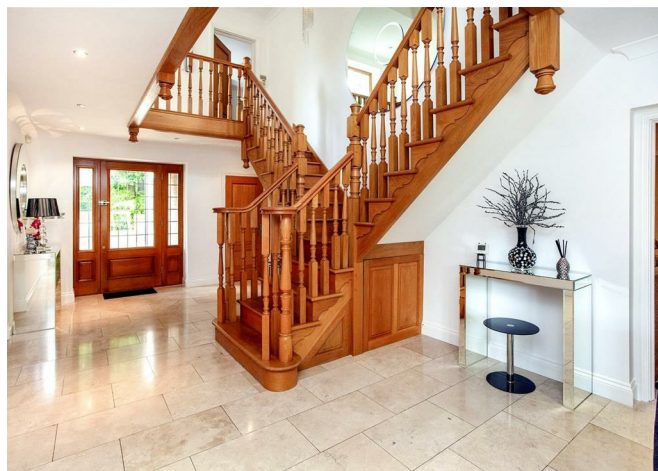
A RARE OPPORTUNITY AT A REMARKABLE NEW PRICE -
OPEN HOUSE (BY APPOINTMENT ONLY)
Friday 11th September 12 noon - 3pm

An exceptional five-bedroom family residence occupying a prominent corner plot on one of the Four Oaks Estate's most sought-after roads, offering over 5,300 sq ft of substantial and beautifully appointed accommodation, extensive gated parking, private gardens and outstanding entertaining space.

The property offers exceptionally well-appointed and versatile accommodation arranged over two floors, beginning with an impressive reception hallway and galleried landing, together with a generous drawing room, dedicated cinema and entertainment room, substantial kitchen, breakfast and family room, study/utility room, guest WC, wet room and boiler room. To the first floor are five generous bedrooms, all benefiting from their own en-suite facilities, including a superb principal bedroom suite and guest suite. The house is enhanced by an extensive specification including underfloor heating throughout the ground and first floors with individual wireless controls, a Sonos music system, Opus ceiling speakers with additional speakers to the rear patio, full-colour CCTV, monitored fire detection and intruder alarm systems. Outside, the property is complemented by private gardens and grounds, a large parking and turning area, an integral double garage, outdoor storage and a separate garden studio/home office with its own terrace.

Approximate Gross Internal Area: 5305 sq. ft/493 sq. m

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Avanti occupies a desirable position on Hartopp Road within the exclusive Four Oaks Estate, one of Sutton Coldfield's most established and prestigious residential addresses.

The Four Oaks Estate is renowned for its leafy setting, substantial individual homes and generous plots, while remaining remarkably convenient for everyday amenities.

Sutton Park is a short walk away and provides over 2,000 acres of parkland for walking, cycling and outdoor pursuits, while Mere Green offers an excellent range of restaurants, cafés, independent businesses and everyday shopping centred around Mulberry Walk.

Four Oaks railway station is approximately 0.6 miles away, providing regular connections into Birmingham, while Sutton Coldfield town centre is also readily accessible. The wider area offers a particularly strong selection of schooling, together with convenient road links to Birmingham, the motorway network and Birmingham International Airport.

The area is particularly well regarded for its excellent choice of schooling, with highly regarded state and independent options nearby including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to make their own enquiries regarding current admissions criteria and school catchment areas.

For purchasers seeking substantial accommodation, privacy and entertaining space within the Four Oaks Estate, Avanti represents a rare opportunity and with vacant possession available, the property is ready for its next owner to make their own.

Description of Property

Occupying a particularly impressive corner position on Hartopp Road, Avanti is a substantial and individually designed family residence situated within the highly regarded Four Oaks Estate. Set behind wrought-iron electric gates, the property enjoys a broad frontage and an exceptionally generous driveway, providing extensive parking and turning space together with access to the integral double garage.

Offering more than 5,300 sq ft of accommodation including the garage and garden studio, the house has been designed on a scale ideally suited to family life, with generous reception rooms, five substantial bedroom suites, excellent entertaining facilities and a particularly private rear garden.

The accommodation opens into an impressive reception hallway where a sweeping oak staircase rises to the galleried first-floor landing. The scale of the entrance immediately sets the tone for the house, with the principal reception rooms arranged around this central space and views extending towards the gardens beyond.

The main drawing and dining room provides a wonderfully generous reception space, equally suited to formal entertaining or relaxed family occasions. A stone fireplace creates an attractive focal point, while the proportions of the room allow ample space for both substantial seating and dining areas.

One of the home's standout features is the dedicated cinema and entertainment room. Occupying its own wing of the property, this impressive space incorporates a fitted bar, cinema projection and surround-sound facilities, air conditioning and direct access onto the rear terrace and gardens. It creates a superb environment for entertaining family and friends and is a feature rarely found in homes of this type.

At the heart of the house is the substantial kitchen, breakfast and family room, fitted with extensive walnut cabinetry, granite work surfaces and a large central island incorporating informal seating. Generous glazing and wide opening doors connect the room directly with the outdoor terrace, creating an excellent flow between the house and garden during the warmer months.

Further ground-floor accommodation includes a guest cloakroom, wet room and a useful study/utility area with fitted cabinetry and direct access to the gardens. The integral double garage and plant room are also conveniently accessed from within the house.

The first floor is particularly impressive for its exceptionally generous bedroom accommodation.

The principal bedroom enjoys a substantial range of fitted wardrobes together with a large en-suite bathroom incorporating twin wash basins, walk-in shower and corner bath.

At the opposite end of the house is an impressive guest suite with its own dressing and seating area and generous en-suite bathroom. Three further double bedrooms each benefit from their own en-suite shower room, making the arrangement particularly well suited to a larger family, older children or regular guests.

The overall layout gives each bedroom an excellent degree of space and independence, one of the property's strongest attributes and something increasingly difficult to find even amongst larger modern homes.

OVER £600,000 BELOW THE ORIGINAL ASKING PRICE

With vacant possession available, Avanti represents an exceptional opportunity to acquire a substantial, highly specified family residence within the prestigious Four Oaks Estate at a compelling new price.

Garden and Grounds

The outside space is equally significant.

Avanti occupies a prominent corner plot, approached through electric wrought-iron gates onto a broad block-paved driveway providing parking and turning for numerous vehicles. The scale of the frontage gives the property an impressive sense of arrival while setting the house comfortably back from the road. The existing particulars specifically note the substantial gated driveway and extensive parking provision.

To the rear lies a private and established garden, principally laid to lawn and surrounded by mature planting which provides an excellent degree of screening. Immediately adjoining the house is a large elevated paved terrace, creating a natural extension of the principal living and entertaining spaces and an ideal setting for outdoor dining.

Within the garden is a particularly useful detached studio/home office, providing genuinely separate working accommodation away from the main house. Fully equipped with its own WC and shower together with air conditioning, it would also lend itself to a variety of leisure or ancillary uses, subject to any necessary consents.

Additional concealed storage provides useful space for garden machinery and outdoor furniture.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn left onto Hartopp Rd and the property will be on your left.

Distances

Sutton Park - 1.7 miles
Four Oaks Train Station - 0.6 miles
Sutton Coldfield - 1.4 miles
Lichfield - 8.0 miles
Birmingham - 9.0 miles
Birmingham International/NEC - 16.3 miles
M6 - 6.5 miles
M6 Toll - 11.3 miles
M42 - 12.8 miles

(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: H
Average area broadband: 150 Mbps

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.





Fixtures and Fittings

It is understood that the Seller intends to sell the Property with all items usually known as Tenant's fixtures and fittings and all contents bar personal effects ("the contents"). Any prospective Buyer will need to satisfy himself about precisely which Contents are included in the sale and as to their condition.

Services

We understand that mains water, drainage, gas and electricity are connected.

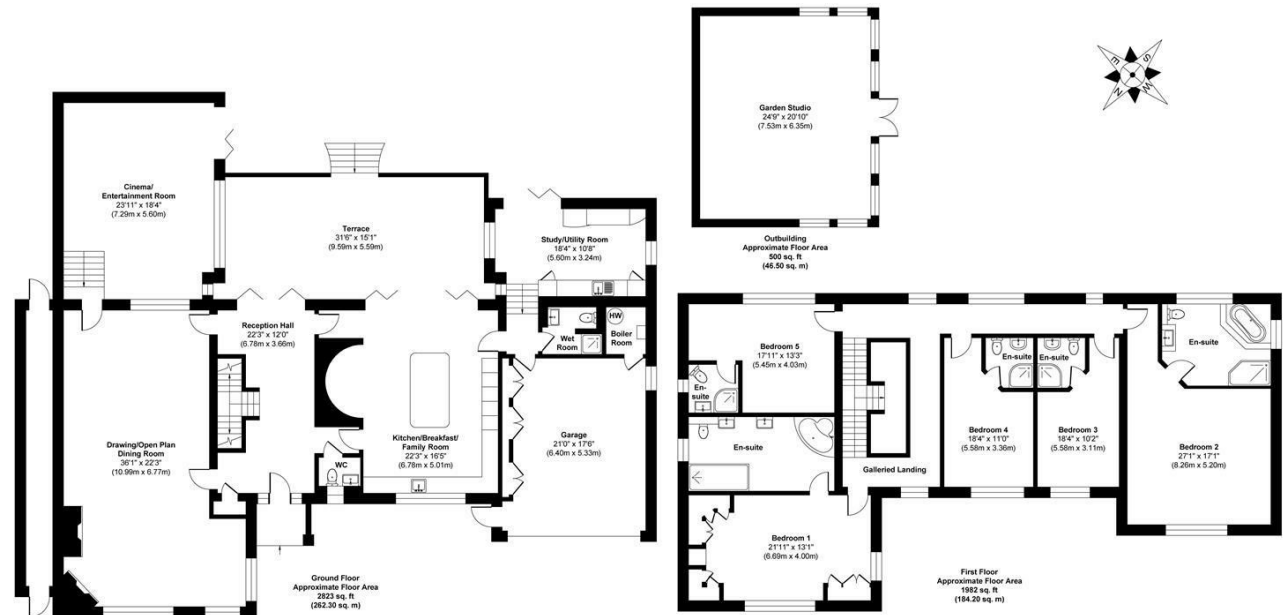
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: July 2024
Particulars prepared: July 2024

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



Approx. Gross Internal Floor Area 5305 sq. ft / 493.00 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(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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8 High Street, Sutton Coldfield, B72 1XA

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