



Cedarwood

1 Four Oaks Road, Sutton Coldfield, B74 2SH



Sutton Coldfield
Fine Residential

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Beautifully Renovated Luxury Top-Floor Apartment | No Chain | Prestigious Four Oaks Setting

Positioned within one of Four Oaks' most desirable residential settings, this exceptional top-floor apartment combines privacy, luxury and low-maintenance living within the highly regarded Cedarwood development.

Fully renovated throughout, the apartment has been thoughtfully designed as a complete turnkey residence, allowing buyers to move straight in and enjoy a finished home without the cost, disruption or delays associated with renovation works.

Occupying an elevated position, the property enjoys attractive tree-lined outlooks and abundant natural light throughout the day, creating a bright and welcoming living environment. The development itself offers a peaceful, low-density residential setting that provides a rare sense of privacy and tranquillity whilst remaining exceptionally well connected.

Apartments within Cedarwood offering this level of renovation, integrated technology and turnkey presentation are rarely available, creating a distinctive opportunity within one of Sutton Coldfield's most sought-after locations.





Interior Design & Living Space

The principal living space has been designed to feel both spacious and welcoming, combining contemporary finishes with practical everyday living.

Amtico parquet flooring runs throughout, introducing warmth and continuity across the home, while the open-plan layout creates a natural flow suited equally to relaxed evenings and entertaining guests.

A bespoke Silestone quartz dining table serves as a distinctive focal point, while integrated Sonos Dolby Atmos audio and Samsung displays provide a premium entertainment experience seamlessly incorporated into the living space.

Kitchen Specification

Designed with both style and practicality in mind, the kitchen combines premium finishes with everyday usability.

Silestone quartz worktops provide a contemporary finish, while a suite of integrated AEG appliances and Bosch laundry systems support modern living.

The addition of a Quooker boiling water tap and integrated technology further enhances convenience, creating a space designed for cooking.





Bedrooms

Designed as comfortable and calming spaces, the bedrooms continue the apartment's cohesive design approach.

Bespoke colour-matched joinery and carefully selected finishes create a refined feel throughout, while integrated Samsung displays and considered lighting enhance convenience without compromising the clean contemporary aesthetic.

Move Straight In

Significant investment has already been made in creating a complete home ready to enjoy from day one.

Furniture, integrated appliances and smart technology systems have been carefully incorporated, allowing buyers to avoid the cost and disruption associated with undertaking further works.

Furnishings and integrated systems may also be available by separate agreement.

Bathrooms

Bathrooms are finished to a high standard using premium materials and contemporary fittings.

RAK Ceramics sanitaryware and Grohe fittings are complemented by a statement rainfall shower and illuminated mirrors, combining comfort and quality.

Smart Living & Technology

Technology has been integrated throughout the apartment to improve comfort and convenience.

Features include:

- Lutron smart lighting system
- Tado room-by-room climate control
- Sonos multi-room audio and Dolby Atmos cinema system
- Ring HD video doorbell
- Samsung display ecosystem
- Whole-home Wi-Fi coverage
- Meaco air quality system
- Roborock intelligent cleaning system







Cedarwood

Cedarwood is a highly regarded residential development defined by mature landscaping, attractive surroundings and a strong sense of privacy.

Positioned within the heart of Four Oaks, the development sits amongst some of the area's most prestigious homes and offers a setting rarely found within apartment living.

Location & Lifestyle

Residents benefit from excellent connectivity alongside green space and local amenities:

- Four Oaks Station – approximately 2 minutes' walk
- Direct rail access into Birmingham City Centre
- Sutton Park – over 2,400 acres of parkland
- Mere Green – cafés, restaurants and retail amenities
- Moor Hall Golf Club
- Four Oaks Tennis Club

Whether enjoying walks through Sutton Park, meeting friends locally or commuting into Birmingham, the location offers an exceptional balance of convenience and lifestyle.

Education

The property is well positioned within reach of a number of highly regarded schools, contributing to the long-term appeal of the area for families and future purchasers alike.

Nearby schools include:

- Bishop Vesey's Grammar School
- Sutton Coldfield Grammar School for Girls
- Arthur Terry School
- Bishop Walsh Catholic School
- Four Oaks Primary School
- Little Sutton Primary School
- Moor Hall Primary School

The Opportunity

Combining luxury, privacy, intelligent design and turnkey convenience, this exceptional apartment presents a rare opportunity to acquire a fully upgraded home within one of Four Oaks' most desirable residential settings. Thoughtfully renovated throughout with premium finishes and integrated technology, buyers can move straight in and immediately enjoy a completed home without the cost, disruption or delays of further works. Offering a long lease, £0 ground rent, resident-managed ownership and secure low-maintenance living, apartments within Cedarwood with this level of specification and presentation are rarely brought to market.



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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