

6 THE ORCHARDS
FOUR OAKS ESTATE
SUTTON COLDFIELD
B74 2PP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Park House is a modern two-story home set in a private location within the highly desirable Four Oaks Estate. This substantial seven-bedroom detached house spans over 7,000 square feet, offering luxurious living space on the prestigious Four Oaks Estate.

ACCOMMODATION

Ground Floor:

Reception hallway

Two guest WCs

Study

Kitchen/breakfast room

Utility room

Family room

Dining room

Drawing room

Orangery

Cinema room

Games room

Swimming pool with shower room

First Floor:

Master room with dressing room and ensuite

Bedroom 2 with ensuite

Bedroom 3 with dressing area and ensuite

Three further bedrooms

Family bathroom

Laundry room

First Floor Above Games Room:

Bedroom 7

Garden and Grounds:

Triple garage

Electric gated entrance and exit

Block paved driveway with ample parking

Maintained lawn to rear with patio area

Plot size of nearly $\frac{3}{4}$ of an acre (0.73)

Approx Gross Internal Floor Area: 7,146.1 Sq Ft (663.9 Sq M)

EPC Rating - D

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

The Orchards is located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of Sutton Park.

Sutton Park, one of Europe's largest urban parks, is just a short distance away, offering vast green spaces, scenic walking trails, and various outdoor activities such as cycling, horse riding, and picnicking. For those who enjoy golfing, Little Aston Golf Club provides a prestigious course set amidst beautiful surroundings.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

The property is approached from Ladywood Road via an impressive double driveway entrance, which leads to a beautiful oak entrance door.

Upon entering the Italian marble-tiled reception hall, you are greeted by a well-laid-out ground floor. This includes a large drawing room that opens into a stunning orangery, offering views of the rear garden.

The drawing room connects to the family area with a guest cloakroom. Additionally, a large games room with a bar area provides a fabulous space for family entertainment. This area also boasts a cinema room, which features individual electric sockets for cinema seating and has been sound insulated for an optimal viewing experience.

Bedroom seven is accessible from the games room, providing perfect guest accommodation or flexible space as a children's playroom or hobbies room.

A study, fitted with quality furniture, is also located off the reception hall.

The open-plan kitchen/breakfast room is equipped with quality cream shaker-style wall and floor cupboards, complemented by Quartz work surfaces and Italian solid marble flooring. Features of the kitchen include electronic Velux skylights, a waste disposal unit, and a water softener to the mains. Integrated appliances include a Smeg coffee machine, Whirlpool microwave, Neff double self-cleaning oven, five-ring burner hob with extractor fan, dishwasher, fridge, and additional tall fridge and freezer. A sizeable centre island with a breakfast bar makes the area a great space for family time. The kitchen also has bi-folding doors that open into the family room, and the utility room is

accessible from the kitchen.

The leisure suite is accessed from the kitchen and features a sports swimming pool and hot tub (available by separate negotiation), a shower room, and a changing room. French doors lead from the pool to the rear garden, porcelain tiled patio area, which can also be accessed from the family room and orangery - creating a perfect space for entertaining.

Gardens and Grounds

The property features an electric gated entrance and exit which provides access onto the sweeping paved driveway that leads to the house and a triple garage, all equipped with replacement electrically operated insulated garage doors. The plot size is of nearly $\frac{3}{4}$ of an acre at 0.73.

To the rear of the house, you'll find beautifully landscaped gardens, including a porcelain tiled patio area, accessible from the leisure suite, family room, orangery, and games room. This terrace is perfect for al fresco entertaining, offering lovely views over the neatly manicured lawned garden, complemented by landscaped borders with established mature trees and shrubs.

Additionally, there is a large lawned area to the right side of the house, providing a perfect place for family fun and games.

Directions

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. At the first roundabout go straight on, onto the A454 Four Oaks Road. Ladywood Road is the second road on the left-hand side. The Orchards is the second turning on the right hand side with Park house located on the left hand side.

Distances

Sutton Coldfield - 1.5 miles
Lichfield - 8.0 miles
Birmingham - 10.0 miles
Birmingham International/NEC - 15.0 miles
M6 Toll - 6.0 miles
M6 - 6.0 miles
M42 - 9.0 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 & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

We understand that mains water, 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.

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.

Park House, The Orchards, Four Oaks Estate, Sutton Coldfield, B74 2PP

Total Area: approx 663.9 Sq metres [7146.1 Sq.ft]

Ground Floor

Approx. 412.0 sq metres (4473 sq. feet)



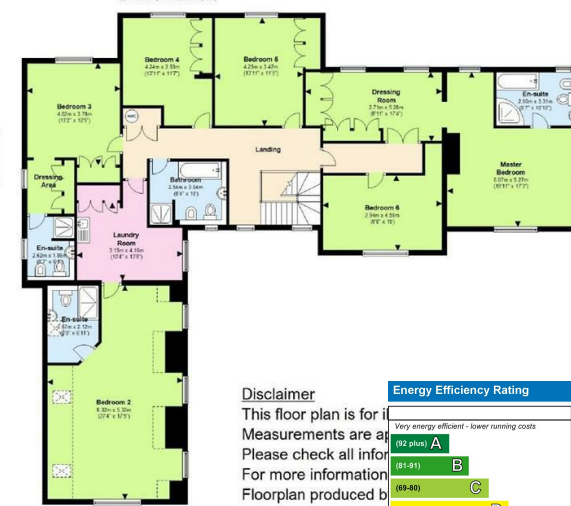
Above Games Room

Approx. 35.1 sq metres (377.3 sq. feet)



First Floor

Approx. 216.8 sq metres (2326 sq. feet)



Notes

- 'Swimming Pool' measurements represent the room, not the swimming pool itself.
- All areas shown in colour are included within the area calculations provided.

Disclaimer

This floor plan is for information only. Measurements are approximate. Please check all information before proceeding. For more information contact the agent. Floorplan produced by ASTON KNOWLES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		63	75
England & Wales		EU Directive 2002/91/EC	

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