



Clarry Drive  
Four Oaks, Sutton Coldfield, B74 2QT

**Q**  
QUANTRILLS  
Sutton Coldfield  
Fine Residential

# Clarry Drive

Four Oaks, Sutton Coldfield, B74 2QT



A DELIGHTFULLY SITUATED IMPRESSIVE MODERN FAMILY ACCOMMODATION AND OCCUPYING AN OUTSTANDING LOCATION IN THIS VERY SOUGHT AFTER SETTING BACKING ONTO SUTTON PARK.

The property occupies a delightful setting in this sought after location approached from Hartopp Road and over looking Sutton Park. All amenities are available including local shops at Mere Green, schools for all ages both private and state controlled, public facilities including the adjacent Sutton Park.

Completely remodelled by the current owners with thoughtful additions and incorporating a high specification with underfloor heating to the entire ground floor. The property stands well back behind a wide fore garden with in – out driveway.

Reception Hall with light oak, glazed staircase, ceramic tiled flooring and underfloor heating.

Guest Cloakroom with Metro style wall tiling, ceramic tiled floor and underfloor heating. Vanity unit with hand wash basin above and wc.





## On The Ground Floor

Sitting Room. Recessed chimney breast with feature window to side and window to front.



Kitchen/Breakfast with a range of contrasting gloss units including wall and floor cupboards, central Island with pan drawers, cupboards, integrated seating and induction hob with downdraft. Range of integrated Siemens appliances including oven, microwave oven, warming drawer, dishwasher, fridge and freezer. Courts Work services and substances. Quooker boiling water tap. Sliding door to patio. Family/dining area, sliding door to patio, ceramic tiled floor with underfloor heating, dining area with sliding door to patio.



Utility with wall and floor cupboards, worksurfaces, 1 ½ bowl stainless steel sink, plumbing for washing machine, ceramic floor tiling with underfloor heating and door to side.

Snug with window to front, ceramic tiled floor with underfloor heating.

Double Garage with a light and power, electric roller door, Worcester boiler and tank.



## On The First Floor

Bedroom One with two windows to rear.

Dressing Room approached through glazed double doors, window to rear.

En Suite Shower Room with corner shower, wall mounted vanity with drawers and wash basin and mirror above, wc, chrome ladder radiator and ceramic tiled floor.

Bedroom Two with 2x Juliet balcony to rear.

En Suite Shower Room. Corner shower, vanity with wash basin, wc, ceramic wall and floor tiling.

Bedroom Three with window to front.

En Suite Shower Room. Corner shower, vanity with wash basin and mirrored cabinet above, wc, ceramic wall and floor tiling.

Bedroom Four window to front with Jack and Jill to main bathroom.

Bedroom Five with window to front.

Main bathroom. Freestanding oval bath with floor mounted tap. Wall mounted vanity unit with wash basin with drawers below and mirrored cabinet above, large corner shower and wc. Chrome ladder radiator, ceramic wall and floor tiling.

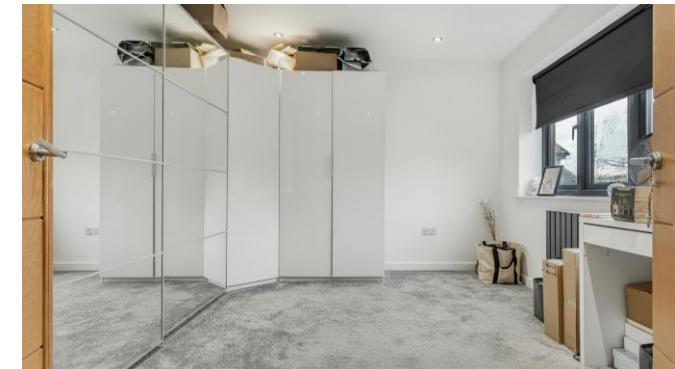
## Outside

Double Garage with a light and power, electric roller door, Worcester boiler and tank.

Private Rear Garden with south westerly aspect, paved patio, returning wall, lawn, mature trees, shrubs and bushes.

Two side gates.

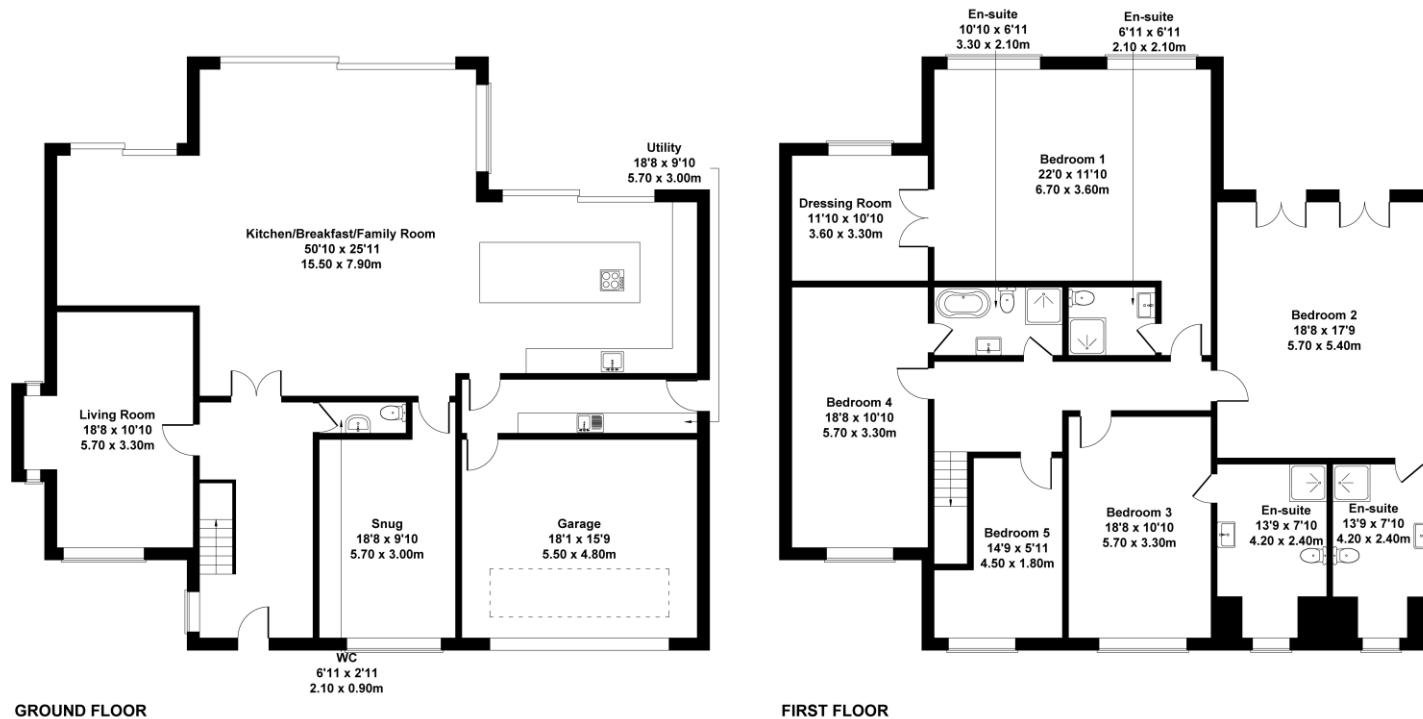
Gate to Park





## 22, Clarry Drive, Four Oaks, Sutton Coldfield, B74 2QT

Approximate Gross Internal Area  
3918 sq ft - 364 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		