



Whateley Green

Four Oaks Park, Sutton Coldfield, B74 2RL



Sutton Coldfield
Fine Residential

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A spacious and beautifully presented modern detached family residence, set within a mature and secluded plot along a private drive serving just three properties approached off Hartopp Road and in the heart of the prestigious Four Oaks Park Estate. Enjoying a highly sought-after setting with mature westerly-facing gardens, the property offers excellent and well-balanced family accommodation throughout.

- Prestigious Four Oaks Park Estate location
- Spacious 4 bedroom detached family home
- Private mature plot with westerly rear aspect
- Generous driveway & double garage
- Superb open-plan kitchen/breakfast room
- Multiple reception rooms & home office
- Garden room & separate external office

Set well back from the road behind a wide frontage and extensive tarmac driveway providing ample parking, the property enjoys an attractive traditionally styled exterior and occupies a mature private setting within one of the area's most exclusive residential locations.





The well proportioned accommodation is arranged over two floors and briefly comprises a welcoming reception hall with ceramic tiled flooring, guest cloakroom and cloaks cupboard. The principal reception rooms include a spacious through sitting room with feature gas coal effect fireplace, Karndean flooring and sliding doors opening onto the rear patio, a formal dining room with bay window overlooking the gardens, and a separate study/home office to the front elevation.



The heart of the home is the impressive kitchen/breakfast room, beautifully appointed with an extensive range of painted shaker style units, polished granite work surfaces and a central island with inset sink. Integrated Neff appliances include induction hob with extractor, twin ovens, microwave, warming drawer, fridge and dishwasher, complemented by a Quooker instant boiling water tap. Bi-folding doors open directly onto the rear terrace, creating an excellent space for modern family living and entertaining. The adjoining garden room provides additional reception space with direct garden access, whilst a separate utility room offers further storage and laundry facilities.





To the first floor are four well appointed bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room with walk-in shower and vanity unit. Bedrooms two and three both feature fitted furniture including wardrobes and dressing tables, whilst bedroom four also enjoys fitted wardrobes and views over the rear gardens. The luxurious family bathroom is fitted with a freestanding slipper bath, separate walk-in shower, vanity unit and contemporary fittings throughout.



Outside, the private rear gardens enjoy a desirable westerly aspect and have been thoughtfully landscaped with paved terraces, extensive lawns and mature trees, shrubs and planted borders providing a high degree of privacy. Additional external features include a double garage with power and lighting, boiler room, wc and a separate detached garden office with light and power.

The property is ideally positioned within easy reach of Mere Green, Four Oaks railway station, excellent schooling for all ages and the extensive parkland of Sutton Park.

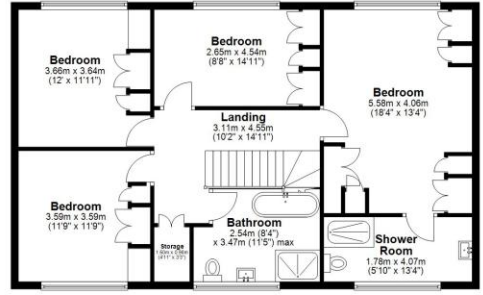




Ground Floor
Approx. 222 sq. metres (2294.1 sq. feet)



First Floor
Approx. 92 sq. metres (992.8 sq. feet)



Total area: approx. 314.7 sq. metres (3387.0 sq. feet)

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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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