

29 BLACKROOT ROAD
FOUR OAKS
SUTTON COLDFIELD
B74 2QP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

PART EXCHANGE CONSIDERED

An impressive and substantial family home set behind electric gates, offering over 6,000 sq ft of luxurious accommodation on the cusp of the Four Oaks Estate and backing directly onto the stunning Sutton Park.

Accommodation:

Ground floor:

- Porch entrance
- Grand reception hall
- Living room
- Office/study
- Utility room
- Hallway behind office and lounge with entrance to hall stairs that lead to garage and above garage room
- Fitted Kitchen
- Drawing room
- Orangery with French doors to the garden
- Conservatory with French doors opening to the garden
- Family room
- Open plan kitchen/family dining area
- Formal dining room
- Guest WC and cloak room
- Staircase leading to first floor

First Floor:

- Gallery landing
- Principal bedroom suite with balcony, and ensuite bathroom
- Bedroom number two with an ensuite shower room and built in wardrobes
- Airing cupboard
- Bedroom number three with an ensuite shower room and built in wardrobe
- Bedroom number four with fitted wardrobe
- Bedroom number five (single room)
- Family bathroom
- Staircase to second floor

Second floor:

- Second floor landing with storage closets
- Bedroom number six with an ensuite shower room
- Bedroom number seven with ensuite shower room

Gardens and Grounds:

- A private driveway with electric gates
- Ample parking on driveway
- Rear garden

EPC rating: C

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 property is situated on the cusp of the highly sought-after Four Oaks Estate: an exclusive residential area lying along the northern and eastern borders of Sutton Park. An exclusive private residential Estate with covenants encumbered on the residences that have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf and a variety of other outdoor pursuits. Four Oaks tennis club is close by.

The town of 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. In nearby Mere Green there is an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC. The property is also in walking distance of Four Oaks station on the Birmingham to Lichfield line.

Description of Property

Set behind electric gates on a private driveway, this substantial home offers over 6,000 sq ft of superbly designed living space across three floors. Backing directly onto Sutton Park, the property delivers rare privacy, generous proportions, and extensive, versatile living accommodation across three floors.

Ground Floor

Approached from an enclosed entrance porch, the entrance hall sets the tone for the home—spacious and stylish. The bespoke Amtico flooring with inlaid detailing, paired with the central staircase in warm oak, immediately impresses. A sleek, contemporary fireplace adds a modern edge to this grand first impression. The formal lounge features a beautiful Inglenook fireplace, ideal for both relaxing and entertaining, while the separate drawing room offers a peaceful retreat overlooking the gardens. At the heart of the home is a vast open-plan kitchen and dining area. Designed for both function and style, it features a central island, polished granite worktops, integrated appliances, and dual ovens—ideal for home cooks or entertaining at scale. The space flows seamlessly into the family dining area, flooded with natural light from rear-facing windows and French doors that open onto the garden. The family room and formal dining room are both well-proportioned, with fireplaces adding warmth and character. The elegant orangery is bright and inviting, featuring a full-width skylight and French doors, creating an airy living space perfect for year-round enjoyment. This multifunctional room offers a relaxed setting for morning coffee or evening wind-downs, with uninterrupted garden views. While the conservatory opens to the rear patio. A dedicated office/study, is well-equipped with built-in cabinetry and shelving providing the perfect space for focused work or home administration. Full-height storage, integrated desk space, and ample room for screens and filing make this a practical and private workspace. A guest WC, and utility room complete the ground floor accommodation. A secondary hallway discreetly links the main house to the triple garage and the spacious games room/bar above—ideal for entertaining or teenage hangouts.

First Floor

Upstairs, the impressive landing leads to a luxurious principal suite with its own entrance hall, private balcony, bespoke cabinetry, extensive wardrobes, and a large ensuite with jacuzzi bath, steam room, and separate shower. Bedrooms two and three are both ensuite and have built-in wardrobes. Bedroom four is generously sized with fitted storage, and bedroom five offers flexibility as a nursery, dressing room or additional study. A generous family bathroom serves the remainder of the first floor, finished in a neutral tile with bath and shower facilities.

Second Floor

The top floor provides two further ensuite bedrooms, ideal for guests or older children, along with extra storage and landing space.

Gardens and Grounds

Outside, the home is approached by a secure gated driveway with ample parking. The landscaped rear garden is generous and private, bordered by mature trees and backing directly onto Sutton Park.

A large patio provides the perfect spot for outdoor dining, while the lawned gardens offer year-round appeal, privacy and space for family life.

Distances

- Sutton Coldfield town centre 1 mile
- Lichfield 8 miles
- Birmingham 8 miles
- Birmingham International/NEC 15 miles
- M6 Toll (T5) 5.5 miles
- M6 (J7) 7 miles
- M42 (J9) 7 miles

(Distances approximate).

Directions from Aston Knowles

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks. Blackroot Road is located on the left-hand side. The property can then be found on the left-hand side.

Terms

Tenure:Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: H

Average area broadband speed: 500 Mbs full fibre

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings

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





Disclaimer

Important notice

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 all of 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 cannot be inferred that any item shown is included in the sale.

Photographs taken May 2025

Particulars prepared May 2025

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.

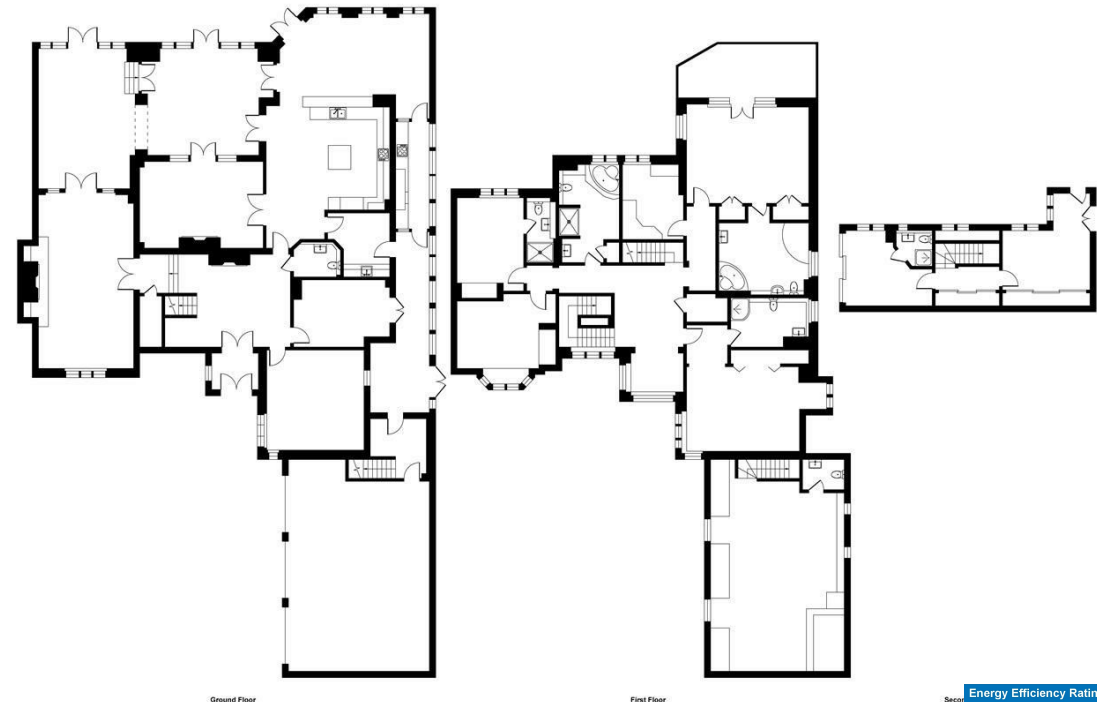


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
Score	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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