



Parklands Drive

Four Oaks Park, Sutton Coldfield, B74 2QU



Sutton Coldfield
Fine Residential

Parklands Drive

Four Oaks Park, Sutton Coldfield, B74 2QU

Council Tax Band: G



A distinctive and superbly appointed modern luxury residence occupying an exceptional mature setting within the exclusive Four Oaks Park Estate, adjacent to the beautiful open spaces of Sutton Park and offering extensive six-bedroom family accommodation finished to an impressive specification throughout.

- Exclusive Four Oaks Park Estate location
- Substantial six bedroom detached residence
- Six luxurious en-suite bedrooms
- Approx. 0.43 acre mature landscaped gardens
- Electrically gated entrance & sweeping driveway
- High specification throughout with underfloor heating to the ground floor
- Contemporary breakfast kitchen with Bosch appliances
- Integrated Linn sound system & full CCTV system
- Solar panels for improved energy efficiency
- Large garage with extensive storage
- Adjacent to Sutton Park and close to Four Oaks station





Set behind an electrically gated entrance with an impressive frontage to Hartopp Road, the property enjoys a deep foregarden and sweeping driveway providing extensive parking. The house is striking in appearance, featuring elegant rendered elevations and a distinctive turret design, while internally offering spacious and beautifully proportioned accommodation ideally suited to modern family living.

Finished to a high specification throughout, features include underfloor heating to the ground floor, hardwood framed double glazed windows, integrated Linn sound system paired with Sonus for wireless connectivity, CCTV, Villeroy & Boch sanitaryware, Porcelanosa tiling, Grohe fittings and Matki showers.

The accommodation briefly comprises an arched porch entrance leading to a welcoming reception hall with ceramic tiled flooring, guest cloakroom, elegant through lounge with inglenook fireplace and French doors to the rear terrace, formal dining room, fitted study and an impressive open-plan breakfast kitchen with contemporary high gloss cabinetry, polished granite work surfaces and integrated Bosch appliances. The kitchen opens into a superb family room with bay window overlooking the gardens and recessed living flame fireplace. A separate utility/laundry room provides additional practicality and access to the garden.





To the first floor, a return staircase rises to a spacious landing overlooking the gardens. The principal bedroom suite features an extensive range of fitted furniture and the dressing room with bespoke fitted furniture including floor to ceiling wardrobes providing extensive hanging and shelving space, finished with high quality cabinetry with soft close doors. Dressing table with fitted drawers and window to side. En suite bathroom with full width bay window overlooking the rear gardens. Free standing circular Villeroy & Boch spa bath with floor mounted tap. Large walk in shower remotely operated, wall mounted double vanity unit with countertop basin and mirrored cabinet above, wall mounted wc with concealed suite. Two ladder radiators, ceramic wall and floor tiling with electric underfloor heating. Three further double bedrooms are situated on this floor, all benefiting from fitted furniture and stylish en-suite facilities.



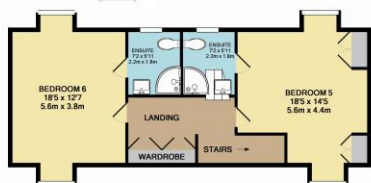
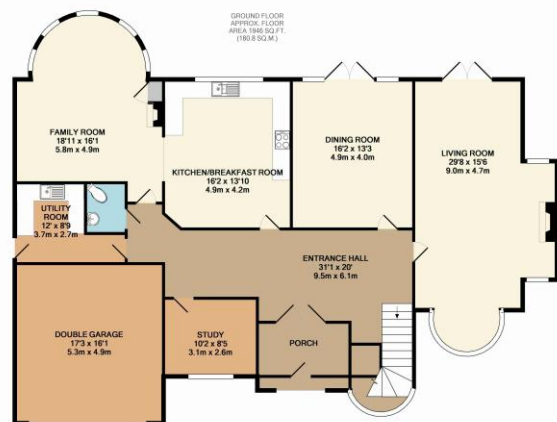
The second floor provides two additional generously proportioned double bedrooms, both arranged as through rooms with fitted wardrobes and furniture, together with modern en-suite shower rooms.

Outside, the property is complemented by beautifully maintained mature gardens extending to approximately 0.43 acre. The rear gardens enjoy a high degree of privacy and feature shaped lawns, mature shrubs and clipped evergreen hedging, together with paved terraces, bike store, pagoda with heating lamps, lighting, power and circular decked seating area. Children's play area and a loggia with store room. Summer house with light, power and paved terrace. The gardens further benefit from an irrigation and sprinkler system.

The property is ideally positioned within easy reach of Mere Green shopping centre, highly regarded schooling for all ages, Four Oaks railway station providing direct services to Birmingham city centre, and the extensive parkland, woodland and leisure facilities of nearby Sutton Park.







TOTAL APPROX. FLOOR AREA: 4171 SQ. FT. (387.5 SQ. M.)

We warrant that the floor plans are correct to the best of our knowledge and belief, but we do not warrant the accuracy of the measurements. The plans are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee is given in respect of any representation or warranty in respect of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: enquiries@quantrills.co.uk

www.quantrills.co.uk



Sutton Coldfield
Fine Residential