# HANSON MANSIONS 24-26 FOUR OAKS ROAD
# SUTTON COLDFIELD
# B74 2TJ

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

## ACCOMMODATION

Situated within an exclusive gated development, this distinguished penthouse apartment is accessed via a secure communal entrance hall, with both a personal elevator and staircase serving the upper floors. Benefiting from two allocated parking spaces and a video intercom system, the beautifully appointed accommodation comprises a welcoming entrance hall, a superb kitchen with breakfast area, an elegant family bathroom, and a spacious lounge and dining room ideal for both everyday living and entertaining, and extra storage room. The principal bedroom enjoys an en suite shower room, whilst two further bedrooms provide versatile accommodation, including a generous second double bedroom. An Ideal property for those seeking to downsize from a larger property.

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

Nestled within the exclusive Four Oaks area and conveniently positioned near Sutton Park, one of Europe's largest urban parks, this property offers an idyllic setting for outdoor enthusiasts, with opportunities for walking, golf, and various other activities. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits. 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. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

## Description of Property

Occupying an enviable position close to the outstanding natural beauty of Sutton Park, this exceptional penthouse apartment forms part of an exclusive and impeccably maintained development, approached via secure gated access and a personal elevator and set amidst beautifully landscaped grounds framed by mature trees and established hedgerows.

A sweeping tarmac driveway, enhanced by elegant pathway lighting and block-paved parking areas, creates a striking first impression while providing ease of access and superb kerb appeal. Residents are welcomed into a secure communal entrance hall, where both a lift and staircase rise to the upper floors. The apartment further benefits from two allocated parking spaces and a video intercom system.

Upon entering, a generous reception hall introduces the principal accommodation, where an atmosphere of understated elegance is immediately apparent. The beautifully appointed kitchen is accessed through a bespoke wooden door with glazed panel and has been thoughtfully designed with both style and practicality in mind. Contemporary integrated appliances include an electric hob with extractor canopy above, a Siemens oven and a Gaggenau oven, whilst sleek black tiled splashbacks, soft-close cabinetry, LED lighting and exquisite cream slate flooring contribute to the room's sophisticated aesthetic. A charming breakfast area provides an inviting setting for informal dining and leisurely mornings.

The sumptuous lounge/diner offers an exceptional space for entertaining and everyday living alike. Entered through elegant double wooden doors with glazed panels, the room is distinguished by two exquisite antique-inspired three-arm chandeliers featuring intricate twist-knot detailing, lending a sense of timeless grandeur and character to this impressive reception space.

The principal bedroom suite serves as a peaceful sanctuary, complete with fitted wardrobes and a stylish en suite shower room. A further double bedroom also benefits from built-in wardrobes, whilst the third bedroom offers versatile accommodation and enjoys delightful views across the immaculate communal gardens, providing a wonderfully tranquil outlook.

The family bathroom has been beautifully presented and is appointed with a pristine white suite incorporating a bathtub with hand-held shower attachment, complemented by a chrome heated towel rail and elegant grey slate flooring.

## Distances

Streetly Village - 0.7 miles
Sutton Coldfield Town Centre - 1.1 miles
Sutton Park: within 5 minutes walk
Four Oaks Station: within 2 minutes walk
Birmingham - 8.7 miles
Lichfield - 7.7 miles
M6 Toll (T5) - 11.1 miles
M6 (T7) - 9.7 miles
M42 (J9) - 7.4 miles
Birmingham International - 16 miles
NEC - 14.7 miles
(Distances approximate)

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## Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5127, at the roundabout continue straight onto Four Oaks Road/A454.

## Terms
Local authority: Birmingham City Council
Tax band: F
Average area Broadband speed: 150 Mbps. 500 and 900 Mbs is also available

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

## Fixtures and Fittings
These particulars are intended only as a guide and must not be relied upon as statements of fact.

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

## 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.

Photographs taken: June 2026
Particulars prepared: June 2026

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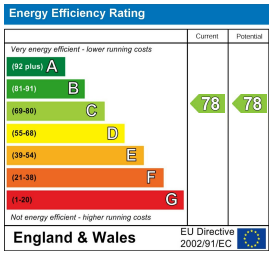


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