

3 THE COPSE  
SUTTON COLDFIELD  
B74 2TS

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A detached 6 bedroom family home sitting in an enviable plot on the highly sought after Four Oaks Park.

Ground Floor: Entrance hallway, Large drawing room, Dining room, Study, Open Plan Kitchen with Breakfast and family space, Guest cloakroom/WC.

First Floor: Landing, principal bedroom with dressing room and en suite, two further bedrooms, family shower room, bedroom two - also en suite.

Second Floor: Bedrooms five and six, shower room.

Gardens and grounds, Large privately gated block paved driveway providing ample parking, extensive private gardens laid mainly to artificial lawn.

Approximate gross internal square footage of house 3800 sq ft (354 sq m)

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

Situated close to Sutton Park, The Four Oaks Estate is originally part of a large forestry to encompass the adjoining Sutton Park. The Estate was initially laid out in the 1890s when the Four Oaks Park was bought by the Marquis of Clanricarde. The area was then developed as an exclusive private residential Estate and covenants encumbered on the residences have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

The property is situated in a highly desirable location with many amenities close by including restaurants and bistros within the park as well as a new development at the nearby Mere Green, which includes shopping facilities such as Waitrose and Marks & Spencer's food hall. For travelling further afield, the local Four Oaks station provides an effortless commute to both Birmingham and Lichfield. 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.

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

Purchasers are advised to check with the local council for up-to-date catchment areas.

### Distances

Sutton Coldfield town centre 1.5 miles  
Lichfield 8 miles  
Birmingham 10 miles  
M6 Toll (T3) 6 miles  
M6 (J6) 6 miles  
M42 (J9) 9 miles  
Birmingham International/NEC 15 miles  
(Distances approximate)

### Description of Property

From the private gated driveway the grand entrance door leads into the entry hall which has stairs leading to the first floor, double doors into the drawing room, entry to the dining room and kitchen and there is a guest WC.

The drawing room is a lovely space for entertaining with log burner and dual aspect. French style doors leads out on to the garden.

The dining room is rear facing and provides a formal space for family occasions, the room could also serve as a great playroom.

The impressive open plan kitchen space is well equipped with fitted appliances to include fridge, freezer, dishwasher and wine fridge, the breakfast bar provides an area for informal dining which coupled with the family area is a lovely light space. A utility, garage and study completes the ground floor accommodation.

The first floor landing provides access to four bedrooms and family bathroom. The principal room provides a luxurious space for relaxing, complemented with its own beautiful dressing room with fitted bespoke storage. The en suite has contemporary fittings and has a bath and walk in shower.

Bedroom two is also an generous size and has built in wardrobe space and a shower en suite.

The top floor of the property is a flexible space and has been extensively fitted out to provide great storage options. The landing has a window seat and has a provides access to two bedroom and a shower room.

### Gardens & Grounds

The property is accessed by private gates which lead into the front garden, the area is lighted and is a landscaped space with artificial grass for super low maintenance. The rear garden is also laid to artificial grass and has patio space, perfect for alfresco dining.

### Directions

From the centre of Sutton Coldfield take the A5127







Lichfield Road towards Four Oaks. At the roundabout take the third exit and stay on A5127. Turn left onto Blackroot Road then continue onto Hartopp Road.

#### Services

The property is all mains connected.

#### Terms

Freehold

Local Authority Birmingham Council Tax Band H

#### Viewings

Viewings are strictly being undertaken by prior appointment through Aston Knowles, 0121 362 7878.

#### EPC Rating

C



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 importance 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.

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