

3 LUTTRELL ROAD
FOUR OAKS PARK
SUTTON COLDFIELD
B74 2SR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A substantial five bedroomed detached residence situated on the highly desirable Four Oaks Estate. Accommodation includes impressive reception hall, guest cloakroom, lounge, dining room, family room, breakfast room/Kitchen, utility. 5 Bedrooms, 2 en-suite bathrooms, 2 en-suite dressing rooms.

Garaging For 2 cars, extensive private mature gardens with southerly aspect.

EPC Rating E. Available now.



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

3 Luttrell Road is on an established and private plot located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of 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.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, and more recently the site host for the triathlon competitions of the Commonwealth Games, offers a great scope for walking, golf and a variety of outdoor pursuits. 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.

Description of property

Brindells occupies a delightful position set back from the road behind an extensive driveway and mature foregarden on the exclusive private Four Oaks Park.

Approached from the porch entrance is the impressive reception Hall with downlighters and understairs cupboard and walk-in cloak cupboard. A guest cloakroom includes a white suite with WC and hand wash basin. Additional reception rooms radiating off include the dining room, drawing room having a wide bay window overlooking the gardens at the side and bay window overlooking the gardens at rear with French doors to the patio and finally the family room having patio doors leading out to the gardens at rear.

The kitchen is fitted with having a range of units with integrated appliances and includes inset one and a half bowl stainless steel sink, range of fitted floor cupboards and drawers, work surfaces, wall cupboards with underlighting, tall storage cupboard with cupboards over, built-in oven, inset five burner hob, window to side, window overlooking the gardens at rear, and French doors to the patio. A side utility has doors to the front drive, garages and rear gardens. External store rooms include a boiler room, freezer room and gardeners WC.

The accommodation on the first floor briefly comprises the gallery Landing with beamed ceiling and downlighters. Master bedroom with a range of fitted wardrobes, windows overlooking

the extensive gardens. Archway to en-suite bathroom having a white suite including bath with tap shower, wide corner shower enclosure, pedestal wash basin and WC. Bedroom two has a wide bay window overlooking the gardens at front with window seat below and additional window to the side and en-suite dressing room with a feature window overlooking gardens. Bedroom three has a bay window overlooking the fore garden and an en-Suite dressing room and bedroom four has fitted double wardrobes, window overlooking the gardens at rear, and additional window to side. There is an en-suite bathroom having white suite including pedestal wash basin and downlighters.

The inner landing enjoys some natural light from a light well and walk-in linen cupboard and separate WC, bedroom five/study completes the first floor accommodation.

Outside there are two garages.

Gardens and Grounds

Approached through in out gated entrance to the large driveway which provides extensive parking facilities and features a centre landscaped lawn and foregarden.

The beautiful landscaped gardens surrounds the house and are mostly laid to lawn with trimmed hedges, mature shrubs, bushes and trees extending to approx 1 acre and including paved terrace.

Distances

Sutton Coldfield town centre 2 miles

Lichfield 8 miles

Birmingham 10 miles

M6 Toll (T3) 6 miles

M6 (J6) 7 miles

M42 (J9) 9 miles

Birmingham International/NEC 16 miles

(Distances approximate)

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Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. At the first roundabout take the second left onto the A454 Four Oaks Road. Turn left at the third road into Luttrell Road. Continue along Luttrell Road and the property can be found on the left hand side.





Terms

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: H

Viewings

All viewings are strictly by prior appointment through Aston Knowles, 0121 362 7878.

Services

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

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 price.

Particulars dated: February 2023

Photographs dated: February 2023

EPC rating

EPC Rating : E

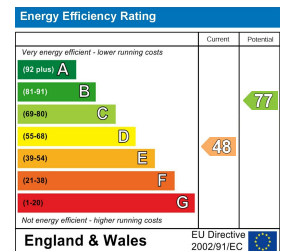
Average area Broadband speed

93 Mbps

council tax band

Birmingham Council :

H



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