

4 KNOWLES DRIVE
FOUR OAKS ESTATE
B74 2QW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A wonderful four-bedroom family home in one of the West Midlands' most sought-after areas.

ACCOMMODATION

Ground floor: Reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, utility, WC.

First floor: principal bedroom with en-suite, three further double bedrooms,

Gardens and Grounds: Integral garage, block-paved in and out driveway, fore and rear gardens.

Approximate gross internal floor area 2,507.7 sq. Ft (233 sq. M)

EPC Rating: D



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

Knowles Drive is located off Ladywood Road on the Four Oaks Estate. The exclusive residential area lies along the northern and eastern borders of Sutton Park: a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits. Originally the site of Four Oaks Hall, the house and its surrounding land were sold in 1868 to Hubert de Burgh-Canning, 2nd Marquess of Clanricarde for residential development. Four Oaks Hall was demolished in 1898. Covenants have ensured the Four Oaks Estate has been preserved as a most attractive and highly desirable place to live with tree-lined private roads; their names derived from its historical past.

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. Nearby Mere Green provides a good selection of everyday shops including Waitrose, M&S, and Sainsbury's supermarkets and the newly formed Mulberry Walk development hosts a fabulous range of eateries, cafes, and restaurants. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC.

Distances

Four Oaks train station 0.8 miles
Sutton Park Hartopp Gate 0.2 miles
Sutton Coldfield town centre 0.9 miles
Birmingham City Centre 9.2 miles
Birmingham International/NEC 15.9 miles
Lichfield 8.1 miles
M6 (J7) 6.7 miles
M6 Toll (T3) 4.9 miles
(Distances are approximate)

Description of Property

This beautifully presented property opens into a welcoming reception hall. To the left of the reception hall through double doors is the dual aspect drawing room. A large fireplace is the focal point of the room and French doors open out into the rear garden.

The drawing room wraps around to the right leading into a sitting room, with bay window overlooking the gardens.

The dining room can be accessed via the reception hall, the sitting room and the kitchen. It also features a door out to the

garden, perfect for opening the space for entertaining in the warmer months.

The kitchen/breakfast room is situated at the back of the property overlooking the gardens. Featuring a range of shaker wall and base units with complementary wooden worktops and flooring. Integrated appliances include microwave, dishwasher, double oven with five-ring gas hob and overhead extractor. Located off the kitchen is a useful utility room with additional storage and space for white goods.

The first-floor accommodation comprises of principal bedroom with en-suite bathroom, The bathroom, finished to a high standard, features corner bath and separate corner shower with tiled walls and complementary flooring.

Three further double bedrooms and a large family shower room, complete the upstairs accommodation.

Gardens and Grounds

The property is approached via an electric gated block-paved in and out driveway with landscaped fore gardens with established shrubs and trees. The driveway provides ample space for parking.

The south facing rear gardens are beautifully maintained with a large patio area for al-fresco dining and outdoor seating. The garden is surrounded by mature trees providing privacy.

Services

We understand that mains water, drainage, electricity, and gas are connected. A high-quality CCTV system has also been installed.

Fixtures and Fittings

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

Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks. Turn left on to Blackroot Road and continue to the end. Turn right onto Ladywood Road then turn right onto Knowles Drive. The property is located on the right-hand side.

Terms

Tenure: Freehold





Local Authorities: Birmingham

Tax Band: ?G

Viewings

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

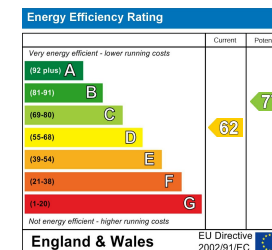
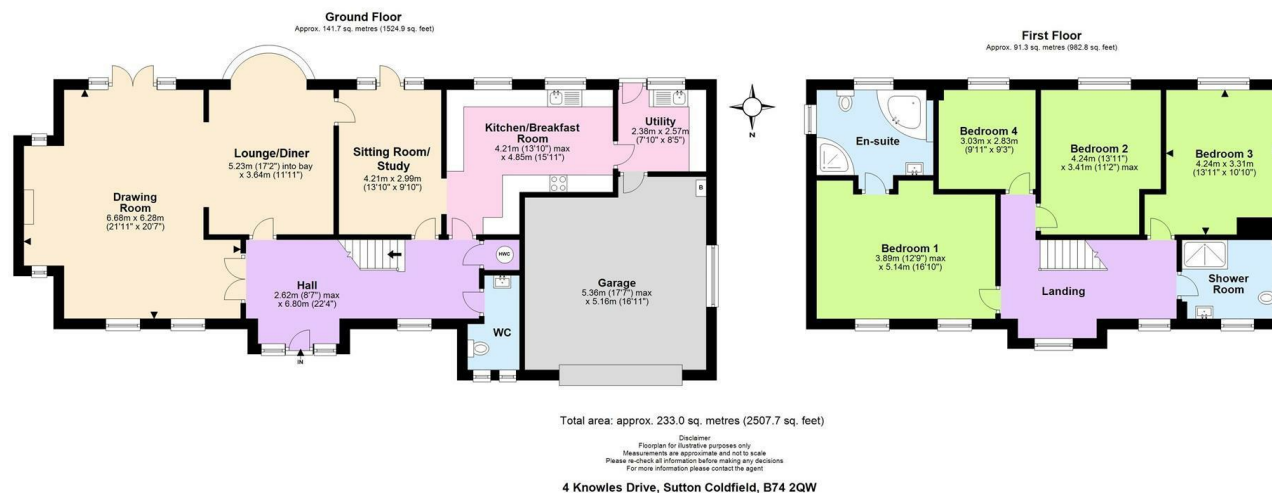
Disclaimer

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 price.

Photographs taken July 2022

Particulars prepared July 2022



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