

DELBROOK 32 BLACKROOT ROAD
FOUR OAKS
SUTTON COLDFIELD
B74 2QP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This beautifully presented family home offers versatile accommodation, stylish interiors, and landscaped gardens, providing superb indoor-outdoor living space.

On the ground floor, the property features a welcoming porch leading into an entrance hall, with a study and a fifth bedroom complete with ensuite just off the hallway. A guest WC is conveniently located nearby. The main living spaces include a spacious sitting room/dining room, a separate family room, and a well-appointed kitchen/breakfast room, complemented by a practical utility room. A staircase from the hallway leads to the first floor.

Upstairs, the landing leads to a hallway that connects four generously sized bedrooms. The principal bedroom benefits from its own ensuite and a private dressing room. Bedroom two also enjoys an ensuite, while bedrooms three and four are served by a stylish family bathroom.

Externally, the property boasts a smart in-and-out driveway, landscaped gardens, and a double garage, completing this exceptional family home.

EPC rating: C

Approximate total floor area: 3937 Sq. Ft or 365 Sq. Meters

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

The property is situated on the cusp of the highly sought-after Four Oaks Estate. An exclusive residential area lying along the northern and eastern borders of Sutton Park. This is an exclusive private residential Estate with covenants encumbered on the residences that 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, offers a great scope for walking, golf and a variety of other outdoor pursuits. Four Oaks Tennis Club and Four Oaks Squash Club are close by.

The town of Sutton Coldfield provides an excellent choice of schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. In nearby Mere Green there is an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in Mulberry Walk.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC. The property is also in walking distance of Four Oaks station on the Birmingham to Lichfield line.

Description of Property

Set within beautifully mature, landscaped grounds, this recently renovated and extended family home combines architectural character with a smart, contemporary finish. Offering over 3,500 sq ft of well-planned accommodation across two floors, the property has been thoughtfully designed to suit modern living, with flexible living spaces and high-quality interiors throughout.

Ground Floor

The property is approached via a covered stone arched entrance porch leading to a generous entrance hall, which connects all principal ground floor rooms.

A wide central hallway, incorporating excellent storage, leads to the main living area. The sitting and dining room offers a spacious and inviting setting for both everyday living and formal entertaining. Defined by its clean lines and warm tones, the space features a wood-burning stove set into a modern fireplace, creating a cosy focal point.

There is an additional reception room that provides further flexibility as a home office or snug.

This room is located to the front of the house, a calm and practical workspace. A large front-facing window allows natural light to fill the space, enhancing its bright and airy feel.

The kitchen is a true centrepiece of the home—contemporary, expansive, and finished to an exceptional standard. Designed with both everyday living and entertaining in mind, it features a striking central island with a sleek induction hob and integrated extractor, set beneath a statement copper pendant. The cabinetry is high-gloss and handleless, paired with rich wood accents and open shelving that provide warmth and contrast. A bank of premium built-in appliances, including ovens and refrigeration, is seamlessly integrated, two of the ovens are steam ovens, one is a circulatherm and the fourth a microwave combination oven while the adjacent bar area adds a stylish touch for hosting. The kitchen flows effortlessly into a casual dining space, surrounded by full height glazing that frames views of the garden and floods the room with natural light. Bifold doors extend the kitchen directly onto the decked terrace—perfect for alfresco dining and summer gatherings.

The lounge/television area has additional bi-folding doors that open onto the garden.

This area of the kitchen offers a cozy space to unwind and enjoy television.

Herringbone oak flooring, contemporary lighting, and clean architectural lines tie the space together, creating a sophisticated yet practical hub that is truly the heart of the home.

The generously sized ground floor bedroom, is accessed from the hallway, an adaptable space, ideally suited for guest accommodation, multi-generational living, or even as a secondary principal suite. It features plush carpeting, fitted wardrobes, and a large bifold window with a full-width window seat that overlooks the garden, allowing for excellent natural light.

Adjoining the bedroom is a sleek and contemporary en-suite shower room. The en-suite is finished to a high standard, featuring twin modern vanity units with integrated storage, mirrors, and a large walk-in shower with a rainfall head. Elegant tiling and wood-effect flooring complete the look, offering both comfort and style.

First Floor

A contemporary glass and wood staircase leads to the first floor, where a sky-lit landing opens to four further bedrooms. The principal suite includes a walk-in dressing room,

luxury en-suite with twin basins, freestanding bath and large walk-in shower.

Bedroom Two benefits from its own en-suite, while Bedrooms Three and Four are served by a beautifully appointed family bathroom with both bath and separate shower. Bedroom three also features

elegant French doors that open to a charming Juliet

Gardens and Grounds

The property enjoys an enviable position behind an in-and-out driveway with generous parking and an integral double garage.

The garden is a standout feature of the property—generous, beautifully landscaped, and designed with relaxation and outdoor living in mind. A wide decked terrace adjoins the rear of the house, offering the ideal space for alfresco dining, with steps leading down to an expansive lawn bordered by mature hedging for privacy.

A timber-framed pergola creates a sheltered outdoor seating area, perfect for enjoying the surroundings in comfort. A tranquil wildlife pond adds character and a sense of calm, complemented by well-established planting and vibrant seasonal colour. The garden also includes a greenhouse and a garden shed, offering practical space for keen gardeners.

Well-maintained and thoughtfully laid out, this garden provides a peaceful retreat as well as the perfect setting for entertaining.

Distances

- Sutton Coldfield town centre 1 mile
- Lichfield 8 miles
- Birmingham 8 miles
- Birmingham International/NEC 15 miles
- M6 Toll (T5) 5.5 miles
- M6 (J7) 7 miles
- M42 (J9) 7 miles

(Distances approximate).

Directions from Aston Knowles

From the centre of Sutton Coldfield take the A5127 Lichfield Road towards Four Oaks.

Blackroot Road is located on the left-hand side.

Terms

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

Tax band: G

Average area broadband speed: 500 Mbs full fibre

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price.

All others are specifically excluded but may be available by separate arrangement.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 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 sale. Photographs taken May 2025

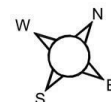
Particulars prepared May 2025

Buyer Identity Verification Fee





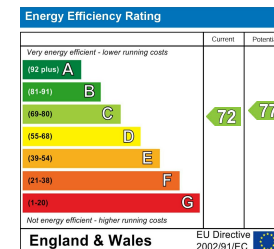
Blackroot Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 3534 Sq Ft/328 Sq M
Garage = 358 Sq Ft/33 Sq M
Shed = 45 Sq Ft/4 Sq M
Open Area external area = 141 Sq Ft/13 Sq M
Total = 3937 Sq Ft/365 Sq M
 Quoted Area Excludes 'External Porch'



In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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