

46 HARTOPP ROAD  
SUTTON COLDFIELD  
B74 2QR

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

46 Hartopp Road is an elegant and beautifully appointed period residence that blends classic architectural charm with modern refinement, offering spacious and versatile accommodation arranged over four floors, including a self-contained two-level annex and basement storage. The principal house features a welcoming reception hall, formal reception rooms, a generous kitchen flowing into a striking family room with vaulted ceiling and garden outlook, and a luxurious principal suite occupying the top floor with balcony, dressing room and shower room. Set behind gated access with a driveway and double garage, the property is complemented by superbly landscaped private gardens with patio, expansive lawn, mature planting and a delightful summer house.

Approximate total floor area: 4676 Sq. Ft or 434.5 Sq. Meters

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

Occupying a private gated position in the heart of the prestigious Four Oaks Estate, the property enjoys one of Sutton Coldfield's most sought-after residential settings, renowned for its mature tree-lined roads, substantial homes and enduring appeal. The Estate was historically part of an extensive forest adjoining Sutton Park, and the park remains close by, offering over 2,400 acres of open space with opportunities for walking, cycling, golf and outdoor recreation, as well as having hosted the Commonwealth Games triathlon events.

Everyday amenities are conveniently accessible at Mere Green, which provides a wide range of shops and services including Marks & Spencer Foodhall, Sainsbury's, cafés and an excellent selection of restaurants. Sutton Coldfield town centre lies a short distance away, offering a broader range of shopping, leisure facilities and highly regarded schooling, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School and Highclare School, along with several well-regarded primary schools. Purchasers are advised to make their own enquiries regarding school catchment areas.

The area is exceptionally well connected for commuting and travel. Four Oaks and Butlers Lane railway stations provide regular services into Birmingham New Street, making the location ideal for those commuting to the city. Excellent road links are available via the A38, A452 and A4041, with the M6, M6 Toll and M42 all within comfortable driving distance, offering swift access to Birmingham, the wider Midlands motorway network and beyond. Birmingham Airport and the NEC are also readily accessible, further enhancing the property's appeal for both national and international travel.

## Description of Property

This distinguished and beautifully appointed residence presents an exceptional blend of period charm and contemporary refinement, offering expansive and versatile accommodation arranged over four floors, complemented by a self-contained annex and impressive gardens.

### Ground Floor

A welcoming entrance porch opens into a gracious reception hall, where a striking period fireplace and exquisite herringbone flooring immediately set a tone of timeless sophistication. To the right, the formal dining room enjoys an abundance of natural light through elegant bow box windows overlooking the front elevation, creating a delightful setting for both intimate dinners and larger gatherings. A guest cloakroom, finished in boutique style with a refined wash basin and herringbone parquet flooring, adds further polish to the ground floor. The study, also laid with herringbone flooring, benefits from dual aspects. A large window to the front and a secondary side window, offering a tranquil and light-filled workspace. A hall cloakroom with window and additional side access enhances practicality. The drawing room is a particularly impressive reception space, centred around a feature Clearview log-burner set within a Tudor-style fireplace. Soft cream carpeting adds warmth underfoot, while large bow bay windows frame picturesque views over the rear gardens. Additional side windows invite further natural light and enhance the sense of openness.

A sizeable storage area is conveniently positioned near the staircase.

The generous kitchen is superbly appointed with herringbone parquet flooring and a substantial central island with breakfast bar, crowned by star-dust granite worktops. A Range Master cooker and a suite of integrated modern appliances are complemented by extensive cabinetry, creating a space that is both highly functional and visually striking. From the kitchen, a passageway with a cathedral-style glazed ceiling, again finished in herringbone parquet which leads to the family room. This light, open space features a cathedral ceiling with three skylights, French doors opening to the rear gardens, and additional side windows, flooding the room with light and creating a seamless indoor-outdoor connection. The utility room offers direct access to the family room, rear gardens and annex kitchen, while a large storage area, accessible from the front of the property also provides entry to a courtyard.

The staircase rises to the first and second floors and descends to the basement level.

### First Floor

A generous landing leads to well-proportioned bedrooms.

Bedroom Two overlooks the front of the home and benefits from a stylish en suite shower room.

Bedrooms Three and Six also enjoy front-facing aspects, each offering excellent proportions. Bedroom Four features attractive bow box windows overlooking the rear gardens, while Bedroom Five enjoys tranquil garden views. The family bathroom is a statement in classic elegance, complete with a freestanding clawfoot bathtub and hand-held, telephone-style mixer tap; a refined nod to traditional design.

A further staircase rises to the second floor.

### Second Floor

The second-floor landing leads to a box room and the impressive principal suite. The principal bedroom is beautifully illuminated by two skylights and French doors opening onto a private balcony overlooking the rear gardens; an idyllic space for morning coffee. A large walk-in dressing room with built-in wardrobes and dual skylights to the front provides exceptional storage and dressing space. The suite is completed by a generous and elegantly appointed shower room.

### Annex

The two-level annex offers superb flexibility, ideal for guests, extended family, or independent living. The ground floor comprises a kitchen and shower room, with a staircase rising to a first-floor bedroom featuring three skylights and views to the front of the home.

### Basement

The basement level includes a hallway, boiler room and additional storage room, providing practical support space for the household.

### Gardens and Grounds

Approached via a gated entrance, the property is set behind an impressive façade with a gravel and resin-paved driveway and an integrated double garage. Hedgerows, mature trees and boundary walls provide privacy and structure.

To the rear, a cream slate stone paved patio creates an elegant setting for alfresco dining and entertaining. Steps rise to a substantial lawn bordered by mature planting, including a graceful weeping willow and established hedgerows that ensure seclusion. A charming summer house completes this delightful outdoor environment. It is important to note that the rear garden is of southwest orientation and has private access to Sutton park via a gate.

### Distances

Streetly village - 3.1 miles  
Sutton Coldfield town centre - 1.1 miles  
Birmingham - 8.7 miles  
Lichfield - 8.6 miles  
M6 Toll (T5) - 11 miles  
M6 (T7) - 5.9 miles  
M42 (J9) - 11.5 miles  
Birmingham International/NEC - 15.8 miles

(Distances approximate)

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### Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn left onto Blackrook Rd and continue onto Hartopp Rd.

### Terms

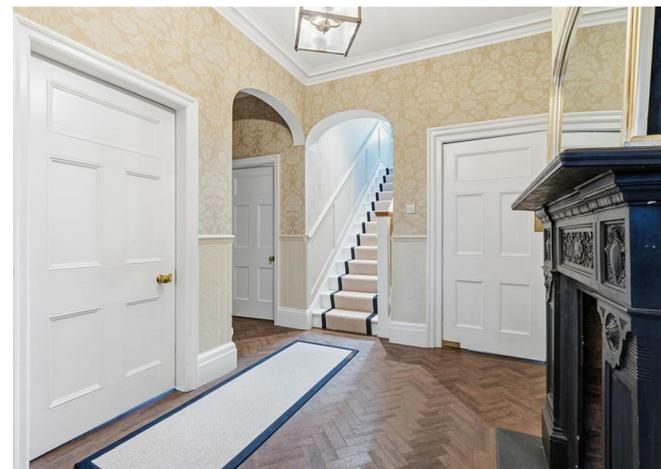
Tenure: Freehold  
Local authority: Birmingham City Council  
Council Tax band: H  
Average area broadband speed: 67 Mbps

### 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 0121 362 7878.

### Disclaimer

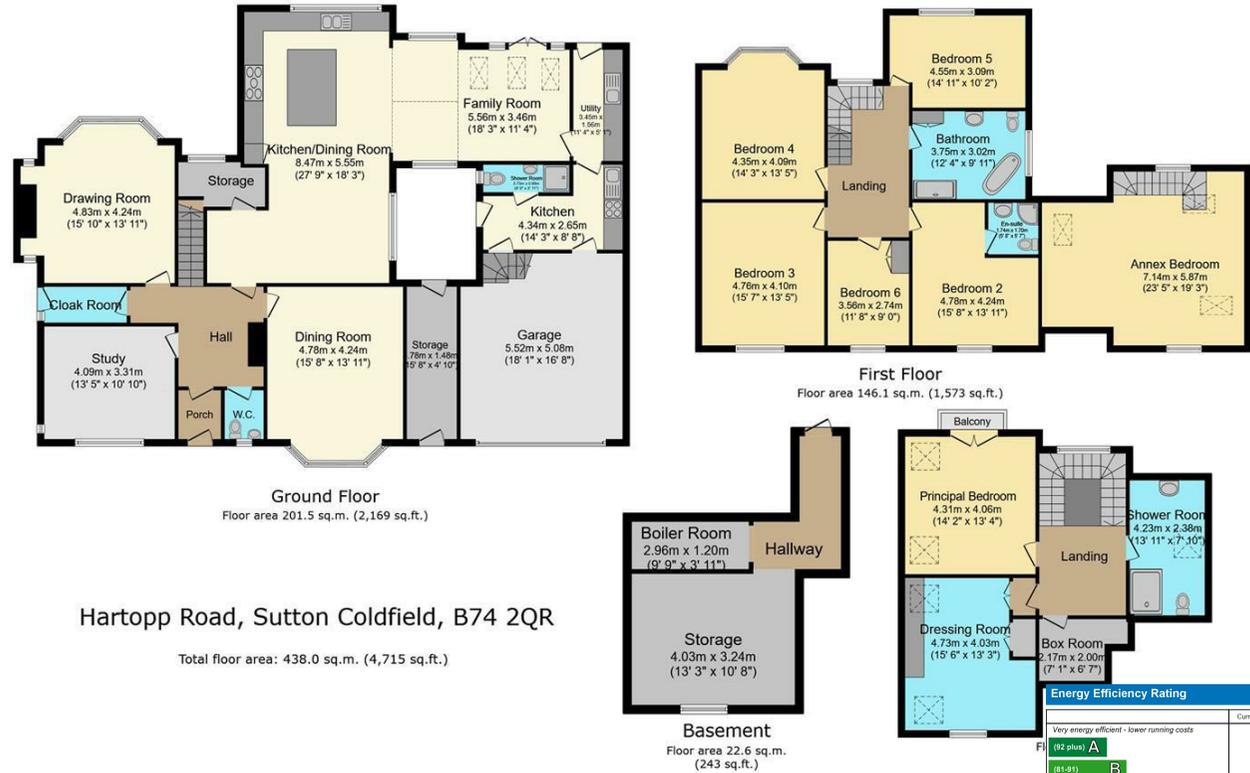
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars 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: February 2026

Particulars prepared: February 2026

### Buyer Identity Verification Fee

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they can be used for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		66	78

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