

Portfolio  
Collection



“Woodstock”, 29a Hartopp Road, Four Oaks Estate, Sutton Coldfield, West Midlands, B74 2QR

Hunters

# “Woodstock”, 29a Hartopp Road, Four Oaks Estate, B74 2QR

H Four Bedrooms

H Set on Exclusive Private Road

H Spacious Accommodation

H Double Garage

H Three Reception Rooms

H Breakfast Kitchen & Utility

H Two Bathrooms

H Energy Rating Band D

**VERSATILE** - This one word describes "Woodstock", a fabulous 4 double bedroom detached home that is as comfortable as being a bungalow as it is a house, with spacious accommodation set over 2 floors, ideal for an extended family or those that are looking for a spacious home on one of the most coveted residential locations in the Midlands. The property can be easily separated into 2 distinct floors, a great feature for when friends & family are staying or if separate accommodation is required for a teenager or relative. Hartopp Road has long been regarded as one of the premier tree lined roads on the private & prestigious Four Oaks Estate, set a short distance from Four Oaks tennis club & just around the corner from the beautiful surroundings of Sutton Park, one of Europe's largest urban parks.

**GROUND FLOOR** The property is entered via an enclosed porch, which then leads into a most impressive hallway. The hall is a fantastic 1st impression, a real reception area, that is of such a good size it feels like a room. Leading off the hall are the stairs to the 1st floor, 2 reception rooms, bar, & a cloakroom with a guest WC. The lounge, at the rear, has to be seen to be believed, measuring an incredible 25'1" in length. Features of this spacious room are the sliding patio doors out to the side & conservatory, and the large inglenook style fireplace. The lounge also has a serving hatch to a bar, handily located for entertaining, with a sink & a door to the hall. The dining/sitting room is a further reception room of substantial size, able to accommodate both a lounge & dining suite. A versatile study leads off the dining area, which could be used as an office, play / TV room or snug. At the rear is the breakfast kitchen, which has ample space for a dining table, with fitted lighting over, as well as a refitted range of wall & base units, including a dishwasher, sink, hob with hood over, double oven & grill. At the side of the kitchen is the utility, which has further wall & base units, as well as plumbing for a washing machine. A door gives access from the utility to the garden & a further area leads to the Baxi gas central heating boiler. The master bedroom is located on the ground floor & has an extensive range of fitted bedroom furniture & a lovely refitted ensuite with a hot rocks sauna room at the rear. The ensuite has twin wash basins, multi jet bath, walk in shower cubicle, WC & two ladder style radiators.

**FIRST FLOOR** A landing leads from the stairs to the bedrooms & bathroom. On the landing is a storage & airing cupboard. Each of the 3 bedrooms on the 1st floor are of a double size & all have built in or fitted storage, two of the bedrooms have wash basins and vanity units. The bathroom has a suite of WC, wash basin, corner bath & walk in shower cubicle.

**EXTERIOR** Beautiful gardens can be found to the front & rear of the property, with a deep frontage offering a great deal of seclusion & a well screened rear garden offering privacy. The gardens have been well tended to, with delightfully maintained lawns & deep flower borders. A driveway at front provides ample car parking & leads to the double garage. 2 gated pathways then lead around to the rear garden, which has a patio, shed, further patio at side - ideal for BBQs & numerous mature trees. The double garage is a real haven for car enthusiasts, able to accommodate 2 substantial vehicles & having a useful workshop area at the side. Please check the suitability of the garage for your vehicle requirements before committing to any expenditure.

**LOCATION** The Four Oaks Estate is an exclusive residential area lying along the northern and eastern borders of Sutton Park. This private & prestigious estate comprises numerous high quality residencies of substantial size & has the enviable reputation of being one of the most sought after residential locations in the Midlands.

Mere Green shopping centre, set approx. 1.5 miles away from the property, has a number of shops, restaurants and bars including supermarkets such as Sainsburys and Waitrose and popular bars like The Green House, Apres and Wetherspoons. Sutton Coldfield town centre, located approx. 1.5 miles away, has a wide selection of high street stores and facilities such as a cinema and numerous restaurants while Birmingham's contemporary city centre is approx. 9 to 10 miles away from the property and has such features as the renowned Bullring Shopping Centre & National Indoor Arena. Birmingham's city centre has had a major revamp over the last decade or so and now is a major shopping, entertainment and eating destination, with many high quality independent eateries, such as Purnells, as well as famous names such as Jamie's Italian and Marco Pierre White's Steakhouse. Attractions of the city centre are numerous, such as Symphony Hall, the canal side bars of Brindley Place, as well as both Premier League and Championship professional football clubs.

Sutton Park, one of Europe's largest urban parks, with its some 2,400 acres of natural beauty, can be accessed via the Hartopp Gate, literally just a little further along Hartopp Road & has now been designated as a National Nature Reserve. The park has many large pools, woods and fields and is a fantastic area for the family to relax in. Further leisure facilities can be found around the area such as numerous well respected golf clubs, such as the spiritual home of The Ryder Cup, The Belfry, which is set approx. 5.7 miles away. Sutton Coldfield is also well served with numerous gyms and sports clubs.

Four Oaks rail station, set approx. a mile away, & Sutton rail station, set approx. 1.3 miles away, are both set on the "cross city" line & offer good commuter access to Lichfield and Birmingham city centres, as well as further destinations to the south of Birmingham.

Sutton Coldfield provides an excellent choice of schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. The aforementioned "cross city" rail line also gives access to further schooling such as King Edward VI For Boys in Aston.

All distances are approximate & are for a general guidance of a journey by car only. Any interested parties should verify any distances of particular interest before committing to any expenditure. Schools are merely stated to indicate that they are located within Sutton Coldfield, any interested parties should consult with the Local Education Authority & / or school they are interested in to discuss their entry requirements & catchment areas before committing to any expenditure.

HALL 17' 3" x 11' 2" (5.26m x 3.4m)

CLOAKROOM/GUEST WC

SITTING/DINING ROOM 27' 9" (into door recess) x 13' 10" (8.46m (into door recess) x 4.22m)

STUDY 13' 10" x 10' 1", 7'3" (4.22m x 3.07m, 2.21m) L Shaped

MASTER BEDROOM 14' 2" (into wardrobes) x 13' 10" (4.32m (into wardrobes) x 4.22m)

ENSUITE BATHROOM & SAUNA

KITCHEN 14' 8" x 13' 11" (4.47m x 4.24m)

UTILITY ROOM 10' 7" x 8' 3" (3.23m x 2.51m)

LOUNGE 25' 1" x 19' 11" (7.65m x 6.07m)

CONSERVATORY 14' 3" x 10' 3" (4.34m x 3.12m)

BEDROOM TWO - REAR 19' 11" (into wardrobes) x 11' 1" (6.07m (into wardrobes) x 3.38m)

BEDROOM THREE - FRONT 19' 11" (into wardrobes) x 9' 8" (6.07m (into wardrobes) x 2.95m)

BEDROOM FOUR - MIDDLE 14' (to wardrobes) x 9' 2" (4.27m (to wardrobes) x 2.79m)

DOUBLE GARAGE 19'6" x 18' (5.94m X 5.49m)

## GENERAL INFORMATION

**PRIVATE ESTATE CHARGE** Please note there is a charge of £474.61 per annum paid to the Four Oaks Estate. This charge is in regard to the maintenance & upkeep of the private estate that the property is situated on.

### VIEWING

Only through Hunters Sutton Coldfield Office – Tel: 0121 355 0555.

### COUNCIL TAX

Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) to verify this information.

### TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

### DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

### CONSENTS

We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

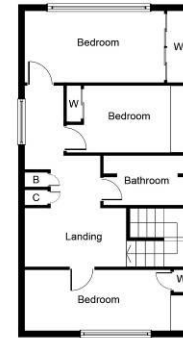
### USEFUL WEBSITES YOU SHOULD CHECK

**COUNCIL TAX** [www.voa.gov.uk](http://www.voa.gov.uk)

**SCHOOLS** [www.birmingham.gov.uk/schools](http://www.birmingham.gov.uk/schools)

**PLANNING APPLICATIONS** [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://www.maps.environment-agency.gov.uk)



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





PROPERTY MISDESCRIPTIONS ACT: Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

