



Hartopp Road, Sutton Coldfield - B74 2QX
£1,750,000

 **MOORHOUSE**



Hartopp Road

Sutton Coldfield

Upon entering, a large and welcoming hallway sets the tone for the impressive interiors, leading to a light-filled living room with striking high ceilings, a feature fireplace, and bi-fold doors that seamlessly connect to the garden, creating an inviting space for relaxation or social gatherings.

The adjacent dining room provides an elegant setting for formal occasions, while a separate sitting room with a charming inglenook fireplace offers a peaceful retreat overlooking the garden.

The breakfast kitchen is thoughtfully appointed for family meals and casual dining, complemented by a practical utility room and guest WC for every-day convenience.

An inner lobby leads to a central courtyard, enhancing the sense of space and flow throughout the home. For those who love to entertain, the spacious games room, adorned with rich oak panelling, a bespoke bar, and bi-fold doors, provides the perfect venue for celebrations or relaxed evenings with friends.





Hartopp Road

Sutton Coldfield

The accommodation continues with a luxurious principal bedroom suite, featuring a private dressing room and a sumptuous bathroom, while three further double bedrooms offer flexibility for family or guests, two of which benefit from stylish en-suite bathrooms and the third enjoying access to a Jack and Jill bathroom.

Unique to this property, a staircase descends from the hallway to an indoor swimming pool complex, where a beautifully tiled pool, fully equipped bar, sauna, and a luxury shower room create a private wellness retreat ideal for year-round enjoyment and entertaining.

Practical features include a double garage and ample driveway parking, ensuring convenience for family and visitors alike.

The landscaped gardens surround the residence, creating a tranquil oasis that epitomises outdoor luxury living. The paved patio area offers a charming setting for al fresco dining or simply basking in the beauty of the lush surroundings. The immaculate grounds of this property provide ample space for outdoor activities and gatherings, ensuring endless possibilities for enjoyment and leisure.



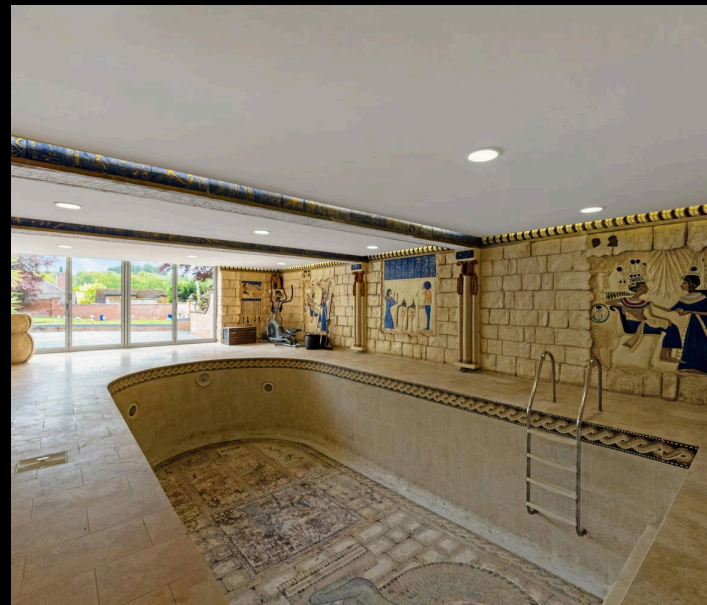






FEATURES:

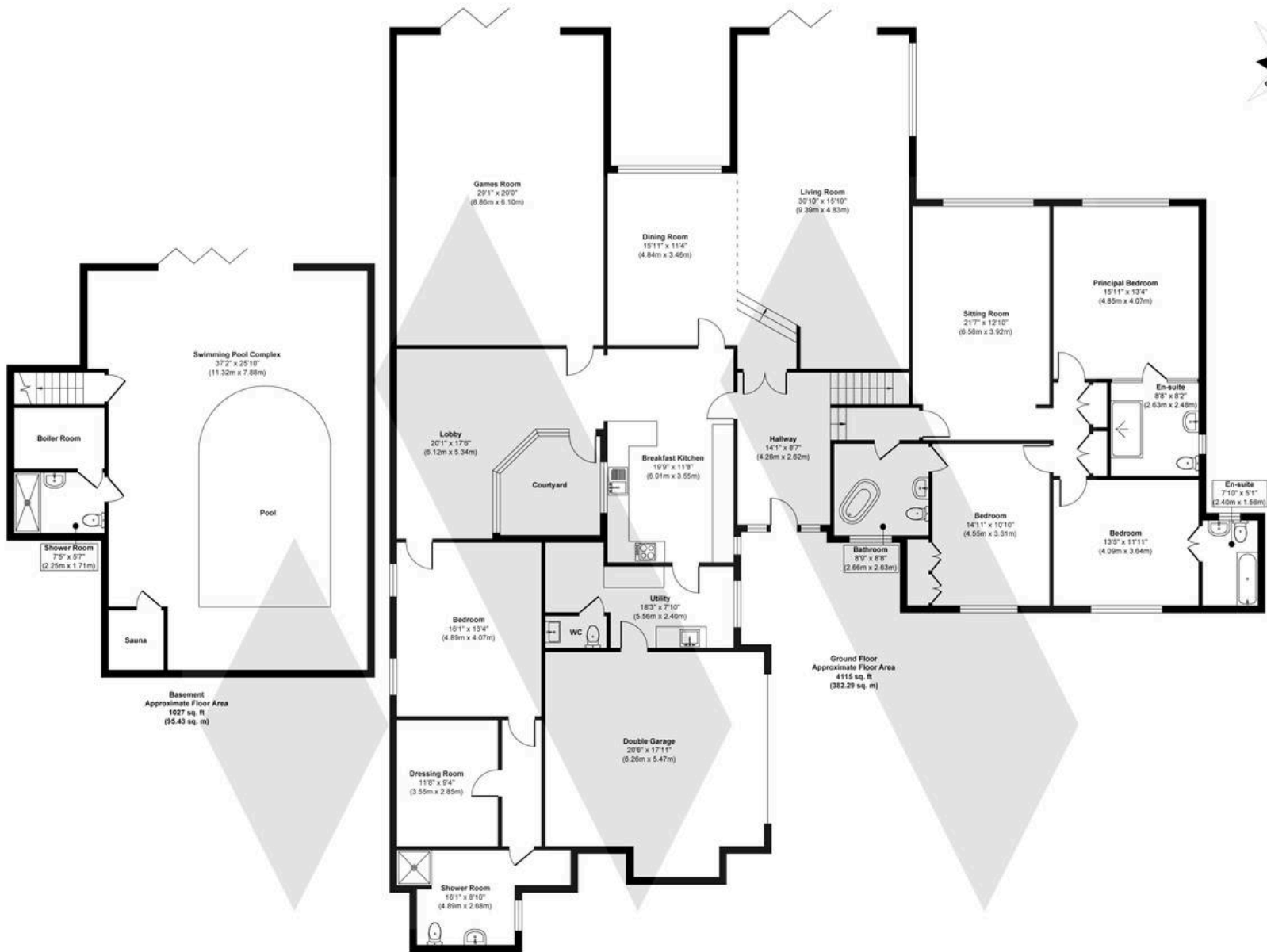
- A large detached family home with indoor swimming pool complex
- Located in the exclusive Four Oaks Estate and occupying a most private position on a gated driveway
- Four well proportioned bedrooms and four beautifully fitted bathrooms
- Three reception rooms along with a large games room
- Breakfast kitchen and utility room
- Landscaped rear garden with generous patio and lawn
- Double garage and driveway
- Excellent further potential to extend and improve subject to permission



INTERESTED?

fouroaks@moorhouse-property.co.uk

0121 308 3355

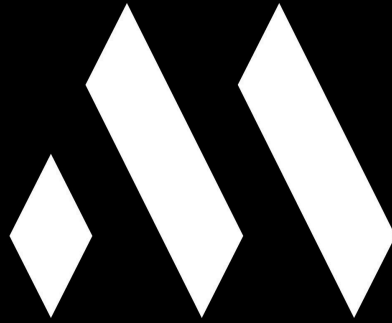


Approx. Gross Internal Floor Area 5142 sq. ft / 477.72 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

MOORHOUSE



You can include any text here. The text can be modified upon generating your brochure.