



Oak House, Talbot Avenue, Sutton Coldfield
West Midlands **B74 3DD**



Oak House, Talbot Avenue, Sutton Coldfield **B74 3DD**

A beautifully appointed and extended family home. Oak House combines traditional period charm with refurbished accommodation and contemporary fittings.



Guide price: £2,850,000

Local authority: Lichfield District Council

Council tax band: H

The Property

Oak House has been beautifully restored and renovated, with accommodation extending to over 5000sq ft in total. The elegant interiors offer quality fittings throughout with a fine attention to detail. The property sits in a delightful plot of 0.61 acre with beautiful gardens to the South and West facing aspects.

The entrance hallway leads from the enclosed porch and from here doors radiate to the principal reception rooms. An elegant drawing room, dining room and inner hall with study/ ground floor bedroom 5 and a shower room conveniently placed and ideal for guests as required.

A particular feature of the property is the extended open plan kitchen and family room, offering excellent further potential for the finishing touches to be added by the new owner. This stunning open plan space enjoys views over and doors out to the mature gardens and is ideal for everyday family living. There is a separate utility room/second kitchen and guest WC, both located from a rear entrance which leads to the side driveway with parking and access to the triple garaging.

To the rear of the property there is a games room/snug, this offers excellent flexibility for entertainment space or further living area as required. There is a door and serving window out to the rear terrace and garden, ideal for al fresco entertaining.

To the first floor, the landing enjoys a gallery overlooking the family room and benefits from natural light flooding the space. The principal bedroom suite includes an en suite shower room and a walk in dressing room fitted with a range of furniture. Bedroom 2 also includes an en suite. There are 2 further bedrooms and a bathroom to the first floor.









Gardens & Grounds

The house benefits from a gated entrance, the front driveway sweeps around the side of the property and leads to a triple garage and parking area. The delightful gardens and grounds extend to 0.61 acre plot in total and enjoy mostly south and westerly facing aspects.



Location

Talbot Avenue is located on the edge of Little Aston Park estate. 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.

Burnett Road is an 11-minute walk away and offers a range of restaurants, bars, and a Co-op. Nearby Mere Green caters for day-to-day amenities also with the benefit of a Sainsbury's supermarket and there is a fabulous selection of eateries and bars. There are several train stations close by including Butlers Lane and Four Oaks providing access to Lichfield Trent Valley, which has a direct train to London Euston in just 1 hour 15 minutes, and to New Street Station in Birmingham.

Sutton Park can be accessed from Streetly Gate and is a mere 10-minute walk away, offering great scope for walking, golf and a variety of outdoor pursuits. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 8 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Distances

Little Aston Golf Club 0.7 miles, Sutton Park 0.7 miles, Streetly 1.5 miles, Mere Green 2.5 miles, Butlers Lane Railway Station 2.2 miles, Four Oaks Railway Station 2.8 miles, Sutton Coldfield 3.3 miles, Lichfield 8 miles, Birmingham City 8.3 miles (all distances are approximate)

Services

Mains water, drainage, gas and electricity.



Oak House, Talbot Avenue, Sutton Coldfield
Approximate Gross Internal Area
Main House = 4429 Sq Ft/412 Sq M
Triple Garage = 639 Sq Ft/59 Sq M
Plant Room = 103 Sq Ft/10 Sq M
Total = 5171 Sq Ft/481 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

Knight Frank
Knight Frank
 Birmingham Resi

I would be delighted to tell you more
Sarah Briggs
 0121 233 6400
 sarah.briggs@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated October 2024. Photographs and videos dated October 2024.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.