



Bracebridge Road, Four Oaks Estate, Sutton Coldfield

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# 2B Bracebridge Road, Sutton Coldfield **B74 2SB**

Sutton Coldfield 0.6 miles, Good Hope Hospital 1.4 miles,  
Spire Little Aston Hospital 3.2 miles, M6 Toll (T3) 5.7 miles, M6  
(J6) 6.7 miles, Birmingham 8.1 miles, Manor Hospital Walsall  
8.5 miles, Lichfield 7.9 miles, M42 (J9) 10.4 miles, Birmingham  
Airport/NEC 12.5 miles, Queen Elizabeth Hospital 12.7 miles  
(all distances approximate)

2B Bracebridge Road was architecturally designed and built in  
the 1970s. This superb Mediterranean-inspired home offers  
light and bright, versatile living accommodation with a unique  
style set over two floors and totals approx. 3,908 sq.ft. The  
property boasts an extensive frontage with a total plot of 0.34  
acres.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** G





## Location

The Four Oaks Estate is one of the most exclusive private estates, lying along the northern and eastern borders of Sutton Park. Originally the site of Four Oaks Hall, the house and its surrounding land were sold in 1868 for residential development.

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.

Mere Green provides a good selection of everyday quality shops including Waitrose and Sainsbury's supermarkets.

Sutton Park is a designated Site of Special Scientific Interest, offering great scope for walking, golf and a variety of outdoor pursuits. Four Oaks Tennis Club, Four Oaks Squash Club and Little Aston Golf Club are close by.

One of the many advantages of the area is its location for fast connections to the M42, M6, M6 Toll and Birmingham International/NEC. Four Oaks Railway Station is within walking distance and also offers parking facilities, it provides fast connections.



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Approached directly from Bracebridge Road the driveway provides parking for numerous vehicles and access to the large triple garage.

The welcoming reception hallway is light and bright with a large window overlooking the front aspect. Wood panelling to the ceiling provides a wonderful warm and inviting feel. Doors radiate to the principal reception rooms and the three ground floor double bedrooms. There is also a useful guest cloakroom/WC and a separate wet room.

Three open tread steps lead up to the sitting room with a feature corner window and sliding patio doors providing glorious views of the magical garden and sun terrace patio.

The dining room is located on the opposite side of the reception hall and enjoys sliding patio doors also with views of the sun terrace patio and gardens. This space is perfect for formal dining and larger family gatherings.

The delightful kitchen has an American diner feel. Two windows overlook the glorious rear garden, and a separate utility room provides ample space for the larger appliances. A door out to the garden makes this space perfect as a boot room.

The reception hall flows around to the left where the superb family room is located. Feature zig zag windows across the front of the room with silvered privacy glass overlook the driveway and flood the space with natural light. A free-standing log-burning stove provides a great focal point.



Dining room



Sitting room



Kitchen and utility room



Family room

The ground floor principal bedroom suite is a large, relaxing space with ample fitted wardrobe storage. The en suite bathroom is well-fitted with a lovely large bathtub.

There are two further bedrooms, both with fitted wardrobes and a family shower wet room.

The study/home office completes the ground floor accommodation.

## Upstairs

On the first floor landing there are fitted wardrobes and two further double bedrooms, there is also a walk-in closet with a wash hand basin.



Principal bedroom



Principal bedroom en suite



Principal bedroom en suite bathroom



Bedroom two



Bedroom three



Bedroom four



Principal bedroom



Bedroom five



Family bathroom



View from bedroom two

## Gardens

The mature planted, very private garden is delightful. There is a charming sun terrace/patio area to the side ideal for enjoying the beautiful garden view. There are multiple double waterproof power points and various water taps around the property. The plot in total extends to 0.34 acres.

## Services

Mains water, gas, electricity and drainage.

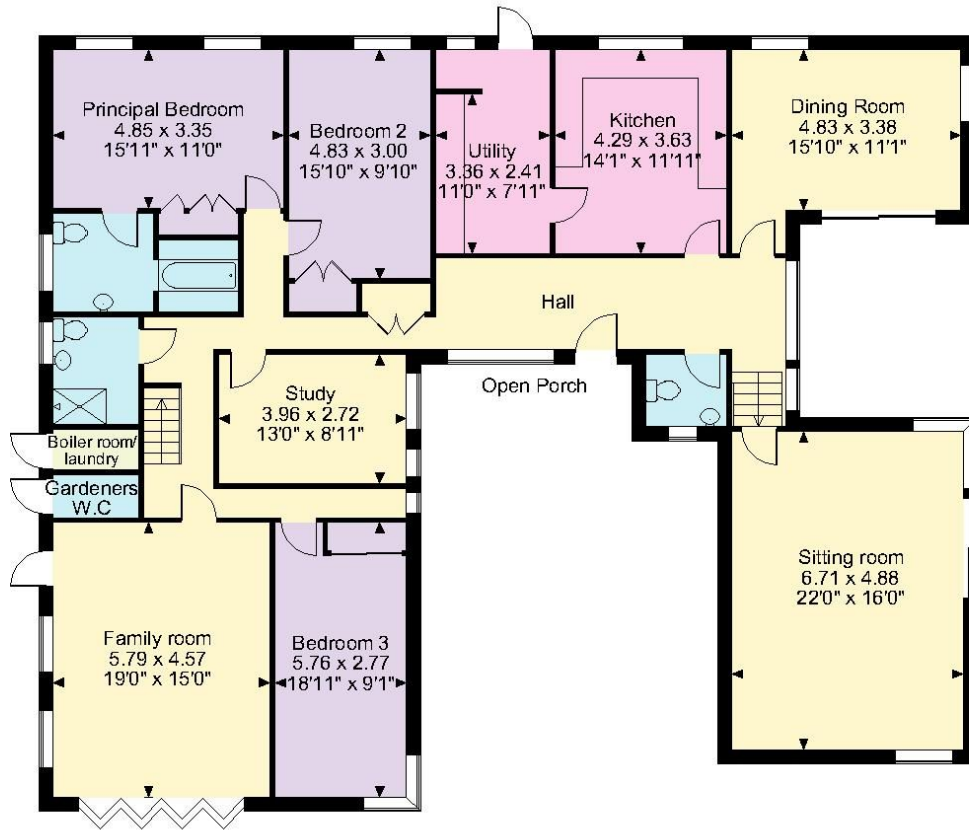




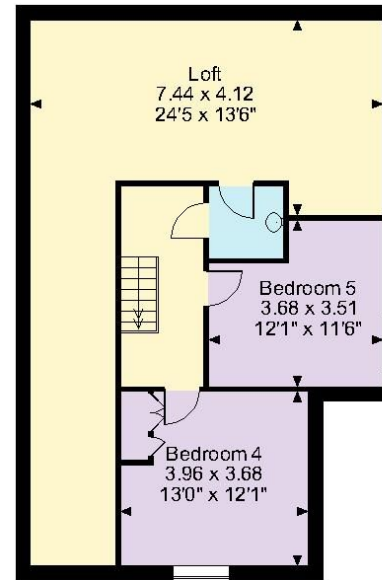




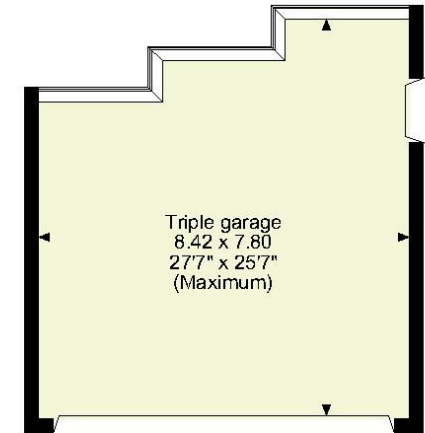
**Bracebridge Road, Sutton Coldfield**  
**Total = 363sq.m (3,908sq.ft)**



**Ground Floor**



**First Floor**





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I would be delighted to tell you more

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