



Quietways

Alston Close, Four Oaks, Sutton Coldfield, B74 2XZ



MARK BENTLEY  
ESTATE AGENT



# Quietways

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*An extremely attractive and most impressive 6 bedroom freehold detached home set in half an acre of private and gated grounds within easy reach of Sutton Park and comprehensive local amenities.*

**Quietways** is a gorgeous and substantial family home and offers an abundance of character and charm.

The current owners have thoughtfully enhanced **Quietways** both internally and externally so that it offers modern day facilities and fittings but has retained all of the features which makes the property so special.

**Quietways** is set behind electric gates and sits in over half an acre of very attractive grounds on a small and quiet close within walking distance of Sutton Park, Four Oaks Train Station (providing services to Lichfield, Birmingham and beyond) and comprehensive amenities at Mere Green.

**Quietways** comprises:

## Ground Floor

### **Feature Large Covered Porch**

### **Impressive Reception/Dining Hall 4.86m x 3.34m**

Wide oak entrance door, ¾ height oak panelling, parquet wood block floor, two ornate leaded light windows facing front and doors to lounge, study, family room and kitchen and arch to staircase to the first floor.

**Lounge 6.54m x 4.85m** Feature fireplace with contemporary log effect fire, Oak fire surround & mantel, ¾ height oak panelling and wide leaded light style windows to front & side.





**Study 3.11m x 2.39m** Picture rail, window overlooking the rear, doors to guest cloakroom, sitting room and:

**Cloaks Cupboard** Coat hooks and fitted shelving.

**Guest Cloakroom** WC, wash basin with cupboard under and leaded light window to rear.

**Sitting Room 5.89m x 5.78m** (currently used as a playroom) Fitted storage cupboards and desk top, leaded light window facing side and wide leaded light style window facing rear including double doors to rear grounds, storage cupboard and stairs to:

**Bedroom 6/Guest bedroom 4.14m x 3.73m** Two Velux windows and doors to:

**En-Suite Shower Room** Shower Cubicle, corner wash basin with cupboard under, WC, fully height wall tiling and Velux window.

**Substantial Open Plan Kitchen and Family Room:**

**Kitchen 5.09m x 4.40m** Comprehensive range of fitted units including fitted base cupboards and drawers with light granite work surfaces over, matching wall cupboards, Neff Hob with extract hood over, built-in Neff oven, warming drawer and microwave, twin basin white enamel sink unit, built-in Hisense dishwasher, pull out bin unit, central island with cupboards and drawers, light granite work top and attached breakfast/dining table and two leaded light style windows facing side.

**Laundry Room 3.11m x 3.08m** White enamel sink unit, fitted wood block work surface fitted  $\frac{3}{4}$  height storage cupboards, space for large fridge freezer, access to dog room, leaded light window facing rear and door to rear grounds.

**Accessed externally:**

**Lobby** Vaillant central heating boiler, door to utility/garden room and steps down to cellar door.

**Utility/Garden Room 4.57m x 4.41m** Fitted sink unit and cupboards, fitted shelving, quarry tiled floor and leaded light window facing side.





**Cellar 4.31m x 3.53m** A good size and useful cellar which houses the Tempest hot water cylinder and pressure unit.

### First Floor

**Long Landing** Approached by an oak panelled return staircase with oak balustrade, feature arch, leaded light window facing rear, fitted window seat with storage under and window facing rear, built in storage cupboards, wardrobe area and door to Bedroom 1 to 5 and the family bathroom.

**Principal Bedroom 6.54m x 4.93m** Leaded light style bow window facing front, door to en-suite bathroom and:

**Dressing Area** with fitted wardrobes and drawers, fitted dressing table and leaded light window facing side.

**En-Suite Bathroom** Bath set in tiled surround and step, built in TV, vanity unit inset with twin wash basins and cupboards under, shower cubicle with niches for toiletries, WC and leaded light obscured glass bow window facing front.

**Bedroom 2 4.07m x 3.66m** Built-in double wardrobe and leaded light bay window facing front.

**Bedroom 3 5.74m x 4.40m** two double fitted wardrobes, leaded light window facing front and second door to family bathroom.

**Family Bathroom** Panelled bath with shower fitment over and shower screen, vanity unit with wash basin and double cupboard under, WC, heated towel rail, leaded light window facing side and door to landing.

### **Additional Separate WC**

**Bedroom 4 4.43m x 3.68m** Built in double wardrobe with cupboard over, window facing side and window facing rear.

**Bedroom 5/Nursery 3.25m x 1.80m** Large fitted double wardrobe/storage cupboard, high level shelf, half height wall panelling and leaded light style window facing side.

### Outside

**Large private and very attractive grounds** (0.57 acres in total) Electric entrance gates, long driveway leading to parking for numerous cars and double car port, large crazy paved patio/terrace (ideal for entertaining), stone garden walling, large lawn, flower beds and a very wide and extensive variety of shrubs and tree's.

### General Information

**Tenure:** Freehold

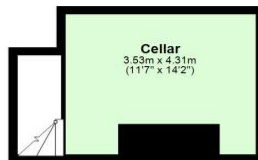
**Council Tax Band:** G

**Viewing:** Call 0121 353 6212 or 07768 035 065 or email: [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com) to book a viewing.



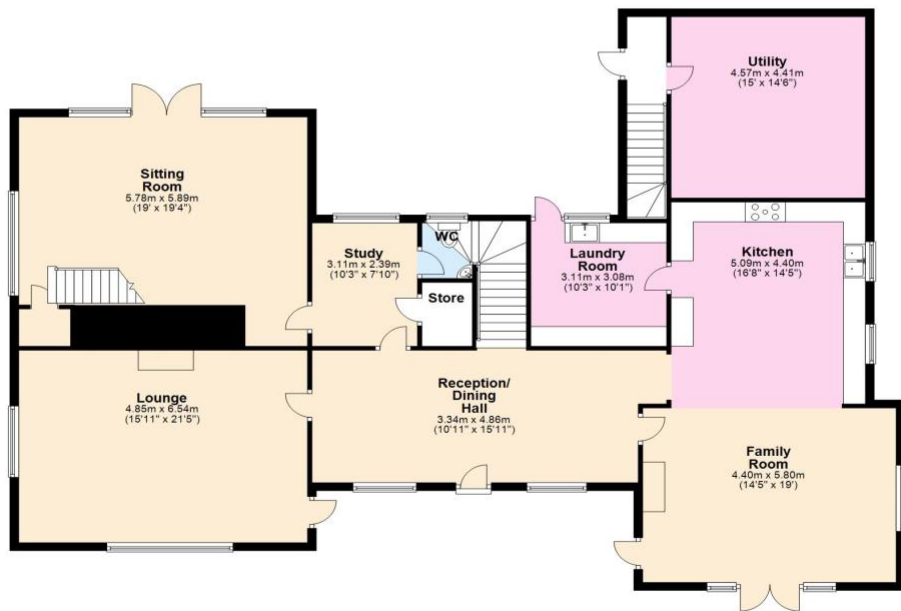


**Basement**  
Approx. 17.9 sq. metres (193.2 sq. feet)

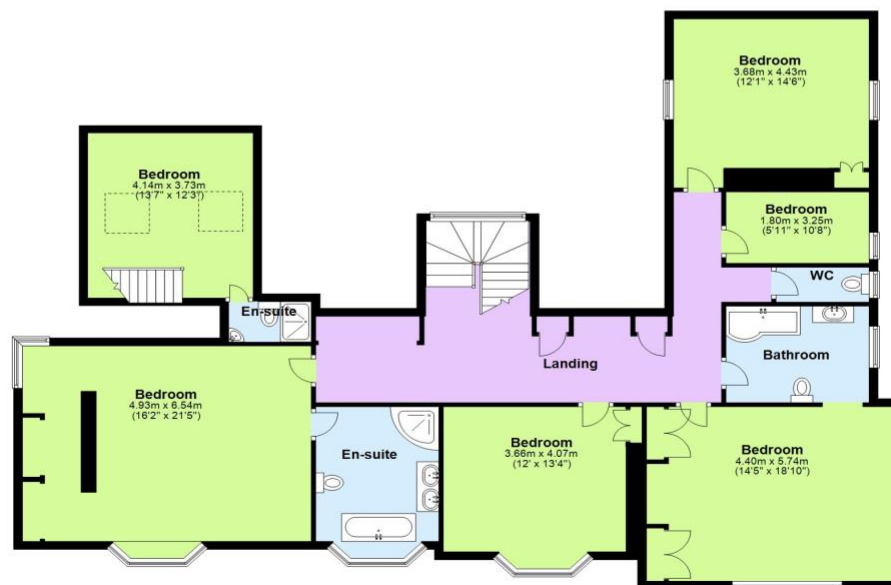


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	70   C
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 193.3 sq. metres (2080.5 sq. feet)



**First Floor**  
Approx. 170.5 sq. metres (1835.0 sq. feet)



Total area: approx. 381.7 sq. metres (4108.6 sq. feet)  
8 Alston Close, -



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



**MARK BENTLEY**  
ESTATE AGENT



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.