



Cedarwood

1 Four Oaks Road, Sutton Coldfield, B74 2SH



Sutton Coldfield
Fine Residential

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Exceptional Top-Floor Apartment | Beautifully Renovated | Prestigious Four Oaks Setting

A beautifully renovated three-bedroom top-floor apartment offering generous single-level accommodation, exceptional specification and effortless low-maintenance living in one of Four Oaks' most desirable residential settings.

Occupying an elevated position within an exclusive, low-density development, the apartment combines privacy, abundant natural light and attractive tree-lined views with a sophisticated contemporary interior.

Considerable investment has created a beautifully finished home requiring no renovation, allowing the next owner to simply move in and enjoy.

Property Highlights

- Approximately 976-year lease
- £0 ground rent
- Approximately £1,350 annual service charge
- Resident-managed development
- No onward chain
- Private garage
- Beautifully renovated throughout
- Spacious open-plan living
- Designer kitchen and luxury bathrooms
- Integrated smart-home technology
- Walking distance to Sutton Park
- Approximately two minutes' walk to Four Oaks Station
- Secure lock-up-and-leave living





Designed for Living & Entertaining

At the heart of the apartment is an impressive open-plan living and dining space, beautifully proportioned for both relaxed everyday living and entertaining. Large windows and the elevated top-floor position fill the room with natural light while framing attractive views across the mature, tree-lined surroundings.

Amtico parquet flooring creates a refined sense of continuity, complemented by integrated Sonos Dolby Atmos audio for an immersive entertainment experience.

The contemporary kitchen combines elegant design with everyday practicality. Premium AEG appliances, integrated Bosch refrigeration and laundry systems, a Quooker boiling-water tap and thoughtfully designed storage create a sophisticated, uncluttered environment.

Considerable investment in the finishes, technology and specification means the space is already beautifully resolved, offering the next owner the opportunity to enjoy a completed home without the additional cost, disruption or uncertainty of further refurbishment.





Comfort, Quality & Intelligent Living

The bedrooms provide calm, beautifully considered spaces designed around comfort, storage and everyday practicality. Bespoke fitted solutions and carefully planned lighting maximise the available space while maintaining the apartment's refined, contemporary aesthetic.

Bathrooms have been finished to an exceptional standard, featuring premium RAK Ceramics sanitaryware and Grohe fittings, including a statement rain shower that creates a luxurious, spa-like environment.

Technology has been thoughtfully integrated throughout the home to enhance comfort and convenience rather than compromise the interior design. Lutron intelligent lighting, Tado room-by-room climate control, integrated Sonos audio, Ring security and whole-home Wi-Fi infrastructure provide intuitive control of the home's key functions.

The result is a sophisticated yet effortless living environment where design and technology work seamlessly together.

For buyers seeking a beautifully finished home without the time, cost and disruption of renovation, the apartment provides a genuinely move-in-ready opportunity, particularly suited to professionals, downsizers and those seeking secure, low-maintenance lock-up-and-leave living.







Cedarwood

Cedarwood is a highly regarded residential development defined by mature landscaping, attractive surroundings and a strong sense of privacy.

Positioned within the heart of Four Oaks, the development sits amongst some of the area's most prestigious homes and offers a setting rarely found within apartment living.

Location & Lifestyle

Residents benefit from excellent connectivity alongside green space and local amenities:

- Four Oaks Station – approximately 2 minutes' walk
- Direct rail access into Birmingham City Centre
- Sutton Park – over 2,400 acres of parkland
- Mere Green – cafés, restaurants and retail amenities
- Moor Hall Golf Club
- Four Oaks Tennis Club

Whether enjoying walks through Sutton Park, meeting friends locally or commuting into Birmingham, the location offers an exceptional balance of convenience and lifestyle.

Education

The property is well positioned within reach of a number of highly regarded schools, contributing to the long-term appeal of the area for families and future purchasers alike.

Nearby schools include:

- Bishop Vesey's Grammar School
- Sutton Coldfield Grammar School for Girls
- Arthur Terry School
- Bishop Walsh Catholic School
- Four Oaks Primary School
- Little Sutton Primary School
- Moor Hall Primary School

The Opportunity

Combining luxury, privacy, intelligent design and turnkey convenience, this exceptional apartment presents a rare opportunity to acquire a fully upgraded home within one of Four Oaks' most desirable residential settings. Thoughtfully renovated throughout with premium finishes and integrated technology, buyers can move straight in and immediately enjoy a completed home without the cost, disruption or delays of further works. Offering a long lease, £0 ground rent, resident-managed ownership and secure low-maintenance living, apartments within Cedarwood with this level of specification and presentation are rarely brought to market.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

