



**The Vines,
10 Highbury Road, Sutton Coldfield, West Midlands, B74 4TF**

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

Nestled on a vast plot of land, behind a set of gates in the heart of Four Oaks, The Vines sits on a huge plot providing a haven of luxury, serenity and unlimited potential. One of the standout features of this house is its expansive outdoor space.

The huge plot of land surrounding the property offers endless possibilities for outdoor activities and relaxation. Imagine strolling through beautifully manicured gardens, hosting lively outdoor parties on a sprawling patio.....The possibilities are truly endless, allowing you to create the perfect oasis tailored to your unique desires and preferences.

The interior of the house is a blend of comfort and functionality. Expansive living areas provide ample room for relaxation and entertainment all with large windows that bathe the rooms in natural light and allowing for breathtaking views of the surrounding landscape.

A galleried landing encompasses five double bedrooms with bedroom one benefitting from an ensuite and a family bathroom servicing the rest of the accommodation.

Boasting a wonderful location, Highbury Road is exceptionally desirable due to the prestige of property and its superb location, close to all amenities and a stone's throw away from Sutton Park. Aston Wood Golf Club and Streetly tennis club are just a short drive away and the shops of nearby Little Aston or Mulberry Walk in Mere Green, provide a range of local shops, restaurants, cafes and supermarkets.



Hall

Living Room 8.64m (28'4") x 4.19m (13'9")

Dining Room 5.18m (17') x 2.00m (6'7")

Conservatory

Kitchen 6.71m (22') x 3.38m (11'1")

Study 3.40m (11'2") x 2.84m (9'4")

Wet Room

Snug 2.84m (9'4") x 2.82m (9'3")

Utility 3.66m (12') x 2.92m (9'7")

Sauna Room

Garage

Galleried Landing

Bedroom One 4.32m (14'2") x 2.84m (9'4")

En-suite

Bedroom Two 4.80m (15'9") x 3.36m (11')

Bedroom Three 4.14m (13'7") x 2.79m (9'2")

Bedroom Four 3.43m (11'3") x 3.10m (10'2")

Bedroom Five 3.40m (11'2") x 2.74m (9')

Bathroom



FLOORPLAN

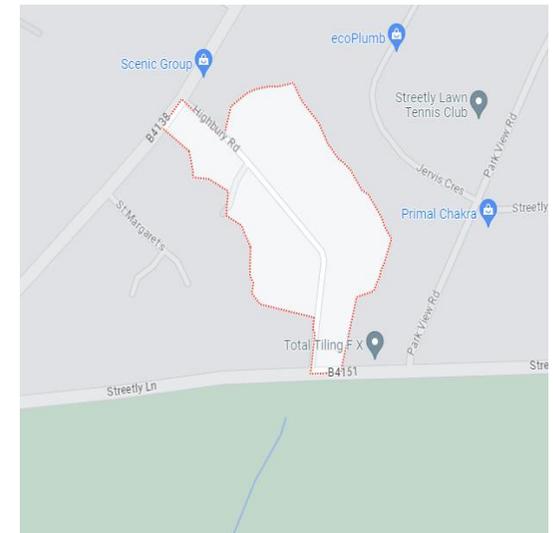
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

**NEW
INSTRUCTION
AWAITING
EPC**

Map Location





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