

M

Nº.10

THE  
MANSIONS MEWS

FOUR OAKS

# SAFE & SOUND

*“We wanted somewhere safe and secure for our children, where they could have an element of freedom to ride their bikes and scooters.”*

Close to the shops, cafes and schools of Mere Green and a minutes' walk from local train links and the greenery of Sutton Park, discover the comfort, security and serenity of life at No. 10, The Mansions Mews, situated off the prestigious Four Oaks Road, in Sutton Coldfield. Within the safety and security of this private, gated community, discover No. 10, The Mansions Mews, tucked peacefully away to the rear of the development. Blending the best of both country and city living, this home is just moments' walk to the local shops and train station, yet tranquil and serene, with a soundtrack provided by birdsong.

A spacious and versatile home, with the flexibility to adapt to your family's developing needs, No. 10, The Mansions Mews, is set over three storeys, with a range of adaptable bedrooms and reception rooms. With the largest parking area of the exclusive selection of homes, parking is available for up to five cars on the driveway, courtyard parking area and detached garage, with an EVC point attached to the house. Mature, planted borders provide a buffer of privacy to the front of this handsome home, with its neat gable portico, where a Ring.com doorbell and cameras offer added convenience and reassurance when abroad or out at work and awaiting deliveries.





---

# WELCOME HOME

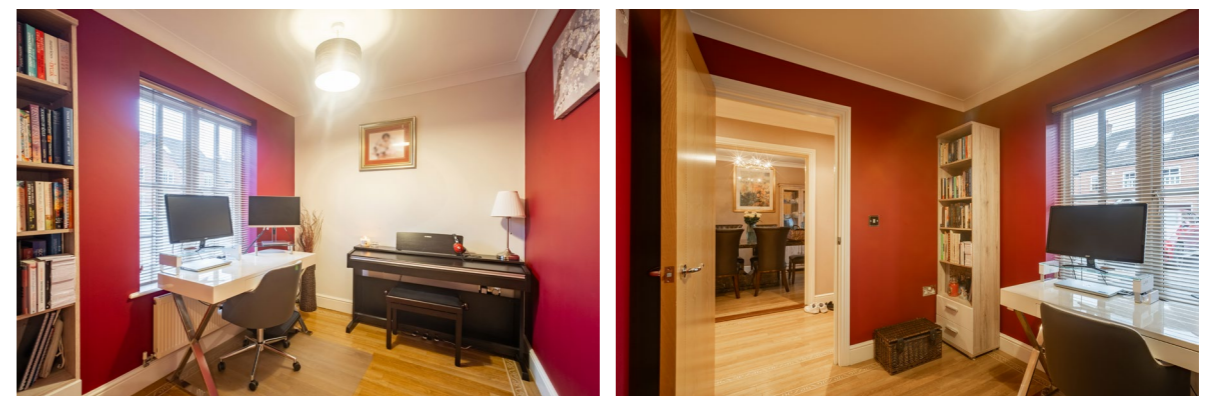
*“We love our hallway. People are surprised about how large the home is once they step inside.”*

Step inside, into the warm and welcoming entrance hall, a light, airy and inviting space in which the size and scope of this home are revealed. Stylish, honey toned Amtico flooring extends underfoot, continuing throughout the rooms at No. 10, for a seamless sense of flow.

Warmth emanates throughout the home, served by Hive controlled heating at the touch of a button, even from the golf course, with a brand-new boiler fitted by British Gas in April 2023.

Stash your coat and shoes in the handy storage cupboard and freshen up in the cloakroom, furnished with wash basin and WC.

Immediately on the left, privately nestled away from the main entertaining areas, discover the study, overlooking the front garden and quiet comings and goings of the peaceful cul de sac. With modems currently fitted on each floor, it's simple and convenient to work from home with ease from any room at No. 10, The Mansions Mews. Whilst the home benefits from strong Wi-Fi, for those looking for direct connection for their devices, the house benefits from pre-wired data streaming providing data access connection points in multiple rooms.







## ROOM FOR ALL

Double doors open across the entrance hall, providing access into the formal dining room. Light and bright, this room is designed to bring the family together for evening meals, weekend brunches and special occasions. Dressed in soft latte shades, a large window to the fronts looks out to the leafy greenery at the front.







## FAMILY TIME

Snuggle up on the sofa in the spacious sitting room, accessed through double doors off the corner of the entrance hall. Toasty warmth emanates from a gas fire, set within an elegant stone surround, ideal for crisp winter mornings. French doors within the large bay to the rear are beautifully furnished with Thomas Sanderson shutters, allowing you to modify the light flow of this bright and bountiful room, throughout the day. Open the French doors to invite the evening sun to spill in onto the gleaming Amtico flooring, or step outside for a morning coffee on the paved terrace.





# FEAST YOUR EYES

---

TEN THE MANSIONS MEWS | FOUR OAKS



---

*“In the heat of the summer, downstairs always stays refreshingly cool.”*

Cook up a feast for family and friends in the well designed, contemporary kitchen, where classic white tiles extend underfoot and an abundance of storage can be found in the sleek, gloss, handleless cabinetry and drawers. Immaculate worktops provide plenty of preparation space with a range of integrated Siemens appliances including a dishwasher, washing machine, fridge,

freezer, oven, microwave, gas hob and extractor hood.

With ample illumination from the spotlighting, prepare your meals in comfort and convenience, with pretty views out over the garden from the window above the sink. There is direct access out to the garden from a door to the side.



## & SO TO BED

*“I love this room, it’s so quiet, you can’t hear anything apart from the birds.  
With the windows open and the sun shining in, it can feel like you’re in Spain.”*



Ascend the stairs to the carpeted first-floor landing, where four sumptuously sized, double bedrooms, each with their own unique character and personality, await. Overlooking the beautifully maintained rear garden, bedroom two is spacious and serene, filled with light courtesy of the turreted bay window, dressed in Thomas Sanderson shutters - a feature in all the rooms on this level.

Dressed in refreshing shades of blue, this bedroom is brimming with fitted wardrobe storage and is well-proportioned to allow flexibility in the positioning of bedroom furniture. A bonus for teenagers and guests, this bedroom has Jack ‘n’ Jill access to the family bathroom, a spacious and light room where you can soak in the bath with the benefit of a hand-held showerhead attachment, in addition to an overhead shower. There is also a wash basin and WC.





---

## SOAK & SLEEP

With views out over the peaceful residential cul de sac to the front, morning sunlight streams in through another spacious double bedroom, vibrantly dressed in shades of emerald green. A quiet, restful room, with ample space for a desk in addition to the built-in wardrobe, this bedroom is perfect for children who need space to study or complete homework in peaceful concentration. In soft woodland green, a third guest bedroom, with verdant vistas over the rear

garden offers ample space for a double bed, alongside provision for a wardrobe or chest of drawers, making it ideal for children. A fourth bountiful bedroom dressed in a refreshing palette of blue, currently serves as a sitting room, with views out over the courtyard to the front. Peaceful and serene, with sunlight streaming in, the current layout of this bedroom highlights the versatility and adaptability that is at the heart of this home.







## SWEET DREAMS

Ascend the stairs once more to reach the master suite, a secluded sanctuary on the second floor. Invite the summer breeze in through the Velux windows, whilst admiring the spacious symmetry of the room with its double fitted wardrobes to either side.

With a study tucked away to one corner of the room, you could easily create your own dressing room, whilst the ensuite, refitted only 18 months ago, offers luxurious refreshment, fully tiled and furnished with new WC, vanity unit wash basin, shower and alcove shelving.

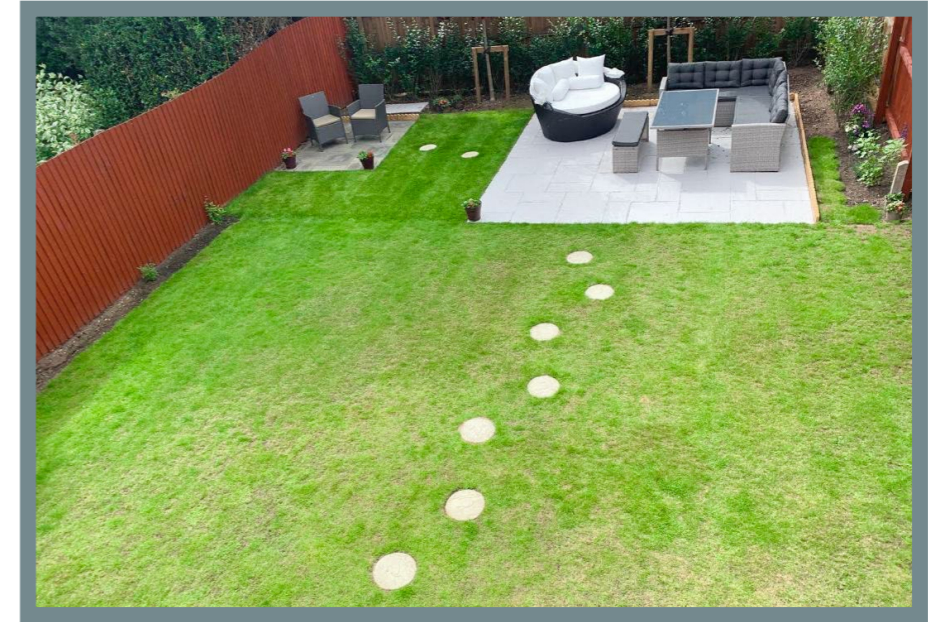




# SOAK UP THE SUNSHINE

---

TEN THE MANSIONS MEWS | FOUR OAKS



---

Outside, two patios allow you to follow the sun as it moves around the garden, with a patio ideal for enjoying coffee in the morning sun to the rear, and a large patio outside the sitting room perfect for soaking up the last of the evening's rays.

Enjoy the peace and tranquillity, listening to the birdsong, with plenty of space for children to play on the large, flat lawn.

Well stocked, mature borders blossom with colour and texture in the summer months, with mature maple trees adding a full fringe of greenery in July and August. Low maintenance and lovingly landscaped, there is plenty of opportunity to add your own green fingered imprint to this family-friendly, safe and secure garden, with footings in place for the addition of a shed to the rear, should you desire.



# OUT & ABOUT

*“It feels like being in the city but with a countryside feel.”*

Experience the friendly community element found in this exclusive enclave of eleven homes, in the exclusive residential area of Four Oaks, a neighbourhood where people help collect each other's bins, take parcels in and greet each other with a smile, whilst residents come and leave, this welcoming community remains the same.

Formerly known as The Four Oaks Estate, the 60 acres of woodland and hall (no longer standing) that once belonged to the 3rd Baron Folliott of Ballyshannon now form the verdant backdrop to this thriving and sought after residential estate, home to Four Oaks Tennis Club, broad, tree-lined roads and prominent, architecturally designed homes.

Nestled close to Sutton Park, there is a feeling of the countryside about the area, with green space on hand for picnics and walks, yet within a few minutes' walk of the wide array of shops and amenities at Mere Green; home to a selection of supermarkets including Sainsbury's and M&S, a hairdresser, barbers, nail bars, petrol station and even a Post Office.

Dine out at one of the many restaurants within walking distance, including Thai eatery Giggling Squid, or Bistrot Pierre for laid back French cuisine.

Centrally situated, you are only six or seven minutes' walk from Four Oaks Station, with train services running regularly into Sutton Coldfield centre and beyond to Birmingham New Street.

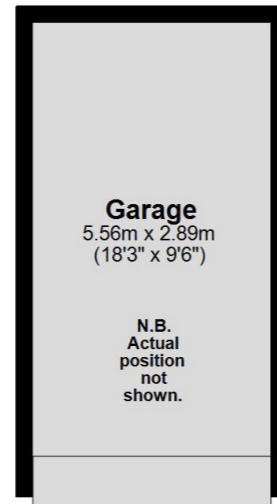
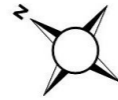
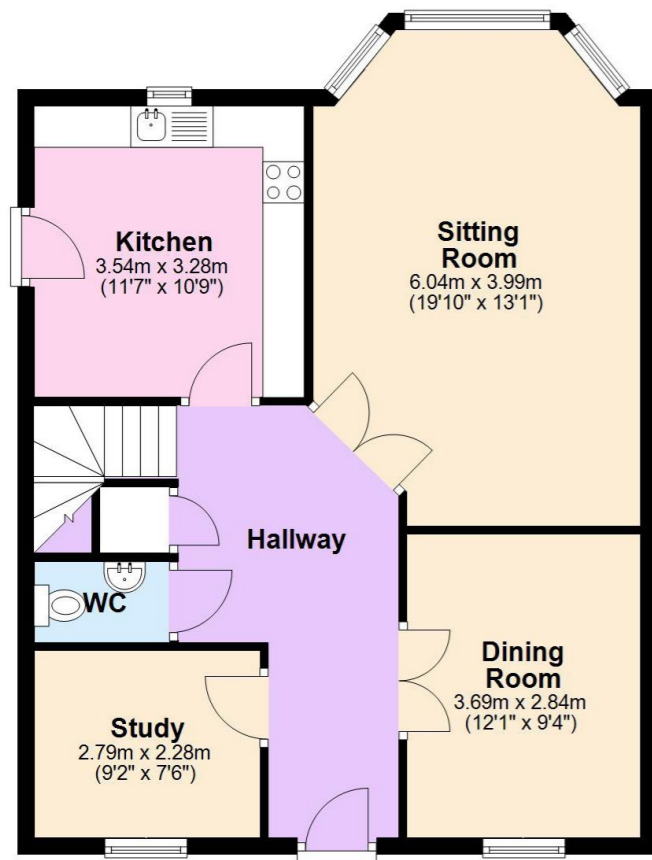
Commuting is so convenient, only around 15 minutes' drive from the M42 and links to the M6 for travel north and south. Just 15 miles from Birmingham Airport, international travel is also at your fingertips. Families are well served by a range of local schools, many within walking distance including The Arthur Terry School, Bishop Walsh Catholic School, Bishop Vesey's Grammar School and Sutton Coldfield Grammar School for Girls. Nearby primary schools include Coppice Primary School and Mere Green Primary School, with an array of clubs in the local area for leisure pursuits from martial arts to hockey. Nestled in a safe setting in which to raise a family, allowing children the comfort and security to gain independence, No. 10. The Mansions Mews is a flexible, versatile and beautifully maintained home, that can grow and evolve alongside your family.

*“Everybody knows each other, it feels really safe here.”*

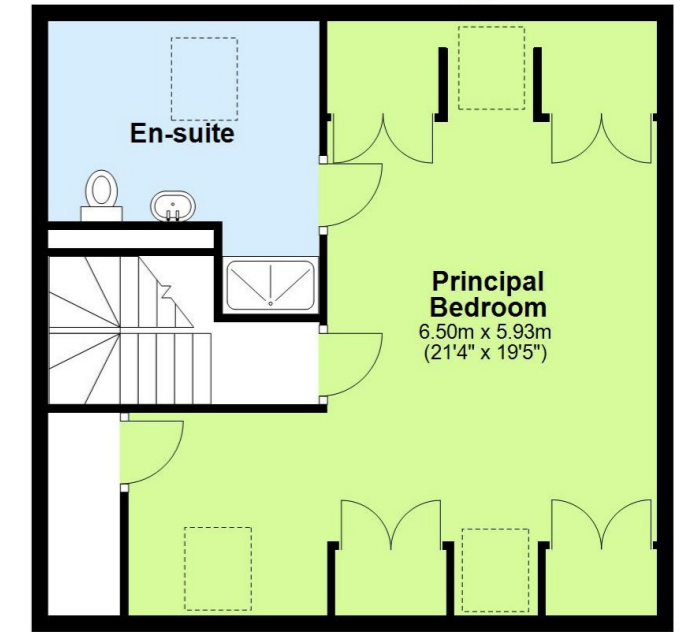
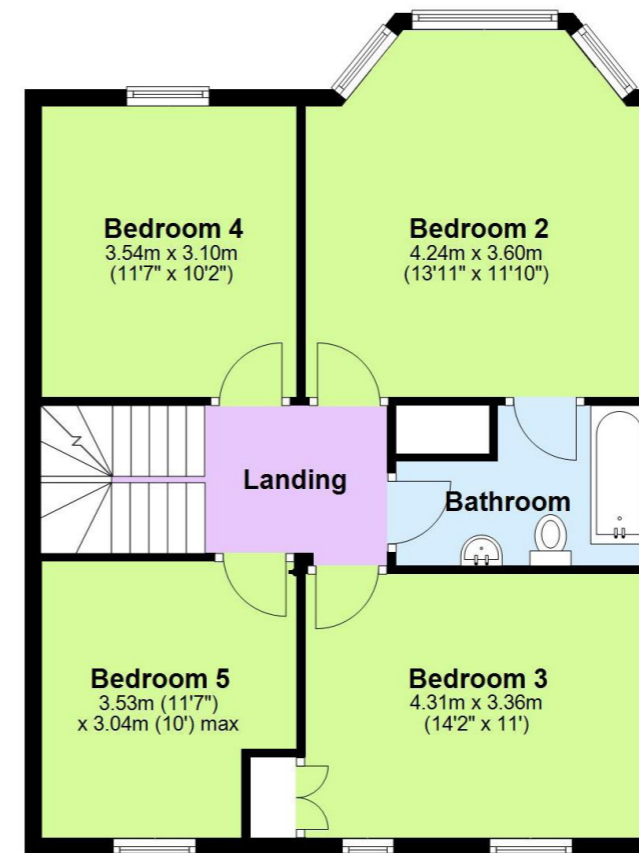




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Main area: Approx. 184.2 sq. metres (1983.2 sq. feet)

Plus garages, approx. 16.1 sq. metres (172.9 sq. feet)

## KEY FEATURES

- Private gated community
- Three storey home
- Prime location

\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering \*\*





# 10 THE MANSIONS MEWS

FOUR OAKS

10 The Mansions Mews, Four Oaks,  
Sutton Coldfield, B74 2UY



# AMITY

UNIQUE HOMES

[info@amityuniquehomes.com](mailto:info@amityuniquehomes.com)

0121 647 8855