



150b Rosemary Hill Road
Four Oaks, Sutton Coldfield, B74 4HN



Sutton Coldfield
Fine Residential

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A very spacious superbly appointed luxury family residence occupying an exclusive setting in this secluded location approached via a long private driveway which leads off Rosemary Hill Road.

Built around 18 years ago to a very high standard the property incorporates an extremely high specification including a recently installed new kitchen and new sanitaryware throughout.

All amenities are available including local shops at Walsall Road and Blake Street, Schools for all ages, Sutton Park and cross city rail services from Butlers Lane or Blake Street stations.

The superbly presented spacious family accommodation with double glazing, gas central heating and many luxury features briefly includes:

Large Reception Hall with ceramic floor tiling and vaulted ceiling with Gallery Landing.

Understairs Cupboard.

Guest Cloakroom with wall mounted wc and concealed suite and wall mounted washbasin with drawers below.





On The Ground Floor

Sitting Room/Home Office overlooking the gardens at front.

Lounge approached through double doors. Feature polished limestone fireplace with gas coal effect fire. Two Pairs of French doors leading out to the rear patio and gardens. Double doors to:

Family Room with French door to the patio and gardens at rear.

Breakfast/Kitchen with Dining Area Extensive range of contemporary high gloss units with quartz worksurfaces and upstands and integrated appliances. Inset sink with instant boiling water tap, floor cupboards and pan drawers, wall units, Island unit with wine cooler and built in combination microwave oven. Belling Classic range cooker with extractor hood above and built in dishwasher. Ceramic floor tiling and windows to side and rear overlooking the garden.

Utility Room with matching units and worksurfaces. Inset sink floor cupboard, tall storage unit, plumbing for washing machine, concealed gas boiler and door to side.





On The First Floor

Approached by a light oak staircase to a full width Gallery Landing.

Airing Cupboard with pressured water cylinder.

Deep Walk in Store Cupboard.

Master Bedroom with range of fitted wardrobes and dormer window overlooking the rear garden.

Ensuite bathroom with deep walk in shower and rain head, freestanding oval bath with mixer tap, wide wall mounted wash basin with drawers below and wall mounted wc with concealed suite. Ceramic wall and floor tiling with underfloor heating and chrome designer towel rail.

Bedroom Two with built in double wardrobe and dormer window overlooking the rear garden.

Bedroom Three with built in double wardrobe and dormer window overlooking garden at rear.

Bedroom Four with oak style flooring built in double wardrobe and dormer window overlooking the rear garden.

Bathroom/wc with freestanding oval bath, wide quadrant shower enclosure with rain head, wide wall mounted wash basin with drawers below and mirrored cabinet above and wall mounted wc with concealed suite. Ceramic wall and floor tiling with underfloor heating and chrome designer towel rail.

Outside

Private Foregarden with electrically gated entrance and driveway.

Double Garage with light and power.

Two side entrances.

Private Rear Gardens with southerly aspect. Large paved patio, lawns, borders, shrubs and bushes and mature evergreens.
Council tax band: G







Total area: approx. 276.6 sq. metres (2977.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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