

66 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HJ







Offers Around £1,200,000

Occupying a highly desirable position on the sought after Rosemary Hill Road, this superbly renovated and beautifully presented detached family home offers an exceptional standard of accommodation throughout. Thoughtfully redesigned to suit modern family living, the property boasts a magnificent open-plan breakfast kitchen, dining and family area, complemented by a separate playroom, spacious lounge, gym, secondary kitchen, guests wc and utility room. A versatile ground floor fifth bedroom benefits from its own en-suite shower room, whilst the first floor offers four generous double bedrooms, including an impressive principal suite having vaulted ceiling with dressing room and en-suite, together with a well-appointed family bathroom. Externally, the property enjoys a delightful private rear garden, ideal for entertaining and garage. Ideally positioned within close proximity of local amenities, Sutton Park, well-regarded schooling and excellent transport links, this outstanding family residence must be viewed to fully appreciate the quality, space and versatility of accommodation on offer.

Set back from the roadway behind a multi-vehicle driveway, shielded by a variety of bushes, shrubs and trees, access to the property is gained via:

CANOPY PORCH: Solid wood front door opens to:

RECEPTION HALL: Pvc double glazed window to side, glazed double doors to kitchen, useful under stairs storage cupboard, stairs off, herringbone engineered wooden flooring with under floor heating.

SUPERB OPEN PLAN KITCHEN/DINER COMBINING FAMILY AREA: 26'9" x 23'3" Double glazed full width sliding doors to rear, roof lantern, pvc double glazed bay window to side, central island unit with Belfast sink inset into quartz work surfaces, having breakfast bar with space for stools, base units and integrated dishwasher, there is a further comprehensive range of fitted units to base and wall level including drawers, co-ordinating quartz work surface with upstands, under cabinet lighting, Range style cooker, built-in concealed extractor

The Property Ombudsman

74a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY
Tel: 0121 323 3088 Email: fouroaks@acres.co.uk


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canopy over, integrated full height fridge and freezer, space for large dining table and chairs, space for sofas, arched alcove/fireplace recess, herringbone engineered wooden flooring with under floor heating.

SECONDARY KITCHEN/WALK-IN PANTRY: 7'3" x 6'10" Fitted wall and base units, granite work surfaces, integrated microwave, herringbone engineered wooden flooring, radiator.

PLAY ROOM: 11' max / 10'6" min x 10'2" Pvc double glazed window to front, feature fireplace with wooden surround, tiled recess and hearth, central fire with open fire grate, herringbone engineered wooden flooring with under floor heating.

FAMILY LOUNGE: 12'7" max / 11'4" min x 14'10" Pvc double glazed window and bay window to front, alcove for storage/shelving, herringbone engineered wooden flooring with under floor heating.

INNER LOBBY: Door from kitchen, herringbone engineered wooden flooring, door to:

GUESTS WC: Wash hand basin with vanity unit below, low level wc, shelving to wall, wood effect flooring, chrome ladder style radiator.

UTILITY ROOM: Obscure pvc double glazed window to side, Belfast sink unit set into granite works surfaces, plumbing and space for washing machine and dryer, fitted base units, extractor fan, wood effect flooring with under floor heating.

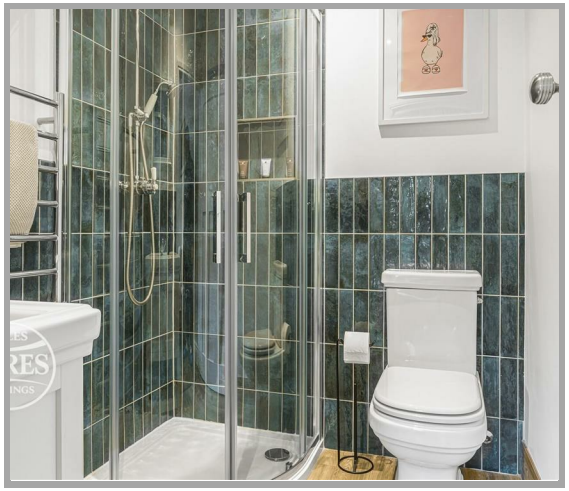
BEDROOM FIVE: 12' x 10'5" Pvc double glazed sliding doors to rear, herringbone engineered wooden flooring with under floor heating.

EN-SUITE SHOWER ROOM: 6'4" x 5'5" Obscure pvc double glazed window to side, corner enclosed shower with glazed shower doors, with part tiled walls, Burlington low level wc and wash hand basin with vanity unit below, wood effect flooring, chrome ladder style radiator.

GYM: 11'8" x 10'5" Double glazed sliding doors to rear, radiator.

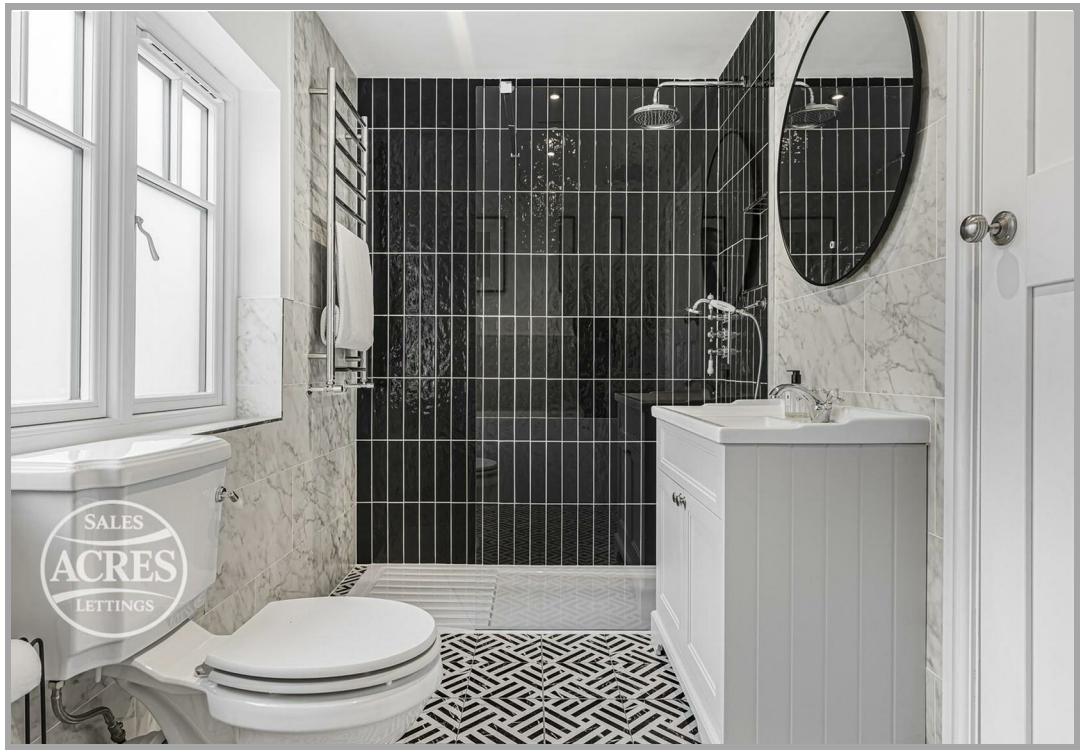






TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G Council: Birmingham















STAIRS TO GALLERIED LANDING: Feature chandelier, two radiators, doors off to:

BEDROOM ONE: 24' max / 15'10" min x 11'11" Double glazed sliding doors to Juliet balcony, vertical radiator, additional radiator, door to:

WALK-IN WARDROBE/DRESSING AREA: 6'7" x 6'5" Six built-in wardrobes, door to:

EN-SUITE SHOWER ROOM: 11'6" x 6'5" Obscure pvc double glazed window to front, renewed suite with walk-in shower unit with glazed splash screen, feature tiled splash backs, bath with shower unit, wash hand basin with vanity unit, low level wc, part tiled walls, tiled flooring with under floor heating, chrome heated towel rail.

BEDROOM TWO: 18'2" x 7'9" max / 7'4" min Part obscure pvc double glazed window to side, pvc double glazed sliding doors to rear Juliet balcony, radiator.

BEDROOM THREE: 14'10" x 11'10" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 12'3" x 7'6" max / 6'9" min Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 8'5" x 6' Obscure pvc double glazed window to side, matching suite comprising freestanding bath with shower over, separate walk-in shower cubicle with glazed shower screen, wash hand basin with vanity unit, low level wc, marble effect tiled walls, chrome ladder style radiator, wood effect flooring.

GARAGE: 22'11" max / 10'2" min x 11'3" Wooden sliding garage door, includes renewed boiler and hot water system (Please check the suitability of this garage for your own vehicle)

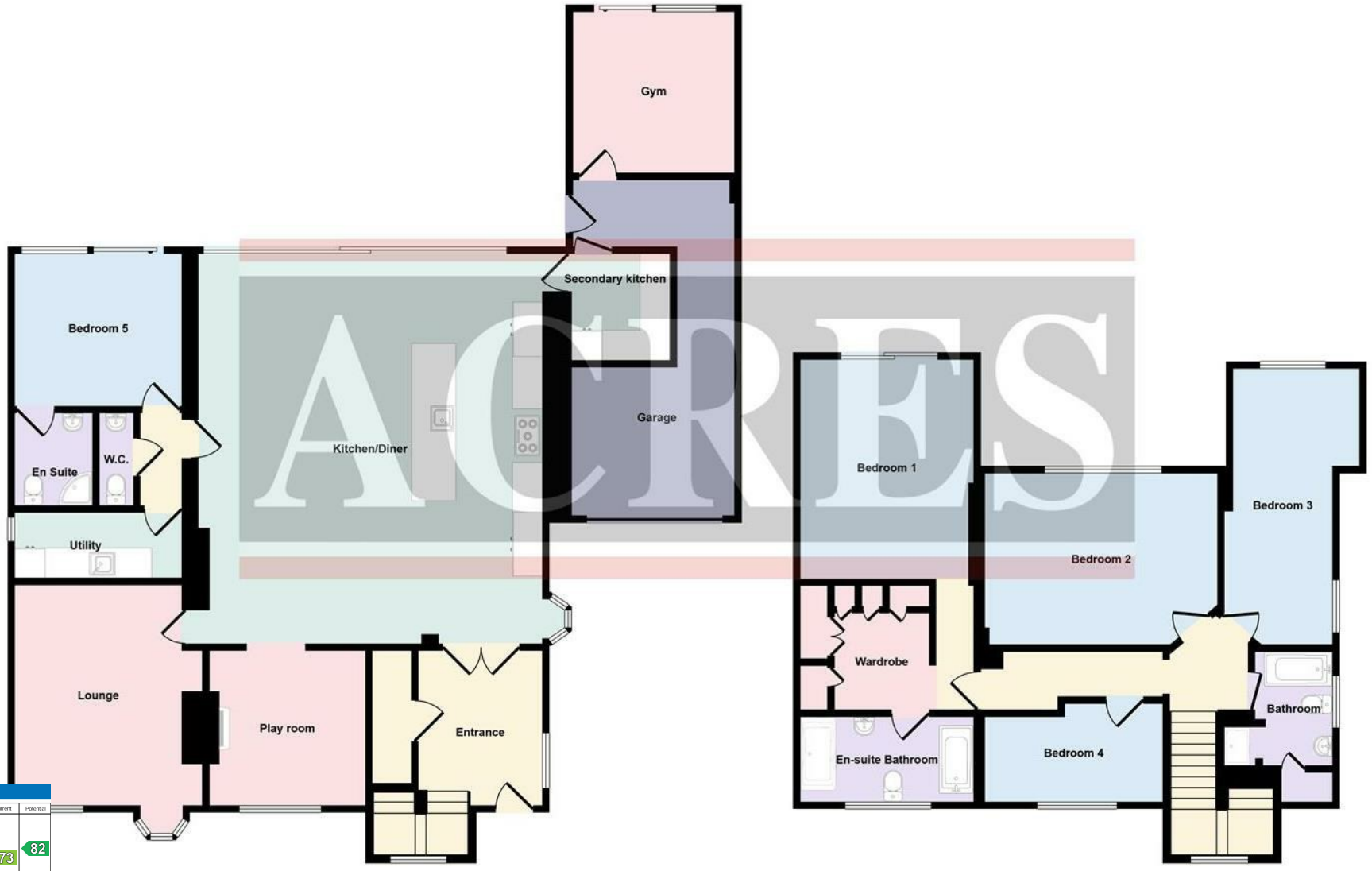
OUTSIDE: Paved patio area with steps leading to a generous lawn, mature hedging, shrubs and trees, additional central paved area.

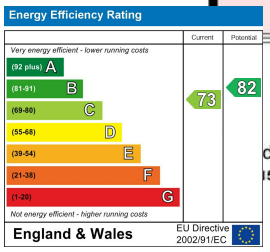
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Approx Gross Internal Area
246 sq m / 2644 sq ft





d Floor
59 sq m / 1715 sq ft

First Floor
Approx 86 sq m / 929 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.