

ROSEMARY HILL ROAD, FOUR OAKS,B74 4HH

OFFERS AROUND £1,150,000



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Occupying a highly desirable position on the sought after Rosemary Hill Road in Four Oaks, this substantial and beautifully appointed family home offers an exceptional level of spacious and versatile accommodation, ideally suited to modern family living. Having been thoughtfully extended, the property boasts a superb open-plan kitchen, dining and family living area, complemented by a separate sitting room and generous family lounge. Further ground floor accommodation includes a fifth bedroom/play room, shower room, garage and utility room. To the first floor are four excellent double bedrooms, with the master benefiting from a dressing room, together with three en-suite facilities and a well-appointed family bathroom. Externally, the property enjoys a delightful private rear garden with a versatile garden room, ideal for use as a home office, gym or entertainment room. Conveniently positioned close to local amenities, public transport links and well regarded schooling, this impressive family home must be viewed to fully appreciate the accommodation on offer.

Set back from the roadway behind dwarf wall and fore garden, having a variety of shrubs, bushes and trees and a multi-vehicle driveway, access is gained via a multi-locking front door into:

PORCH: Two pvc double glazed windows to front, tiled flooring, cylinder radiator, obscure glazed French doors leads into:

RECEPTION HALL: Stained glass window to front, under stairs storage space, stairs off, cylinder radiator, Karndean flooring, doors to:

SITTING ROOM: 16'6" x 13'4" max / 12'3" min Pvc double glazed bay window to front, two pvc double glazed windows to side, log effect feature fireplace, Karndean flooring, cylinder radiator.

LOUNGE: 21'6" x 13'4" Pvc double glazed French doors to rear, coal effect feature fireplace, stained glass window to side, two cylinder radiators, cylinder radiator.

The Property Ombudsman

74a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY
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OPEN PLAN KITCHEN/DINER AND LIVING SPACE: 25'1" x 20'1" max / 11' min Two pvc double glazed windows to rear and French doors to side, three electronically operated Velux skylights, one and a half bowl stainless steel sink/drainer unit set into sweeping granite work surfaces, shaped breakfast bar with space for stools, there is a range of matching units fitted to both base and wall level including drawers and larder unit, elevated Neff oven and grill, warming drawer and microwave, integrated dishwasher, induction hob with extractor canopy over, space for American fridge/freezer, space for large dining table and chairs, two cylinder radiators, vertical radiator, tiled floor, door to:

UTILITY ROOM: Pvc double glazed window and door to rear, stainless steel sink set into granite work surfaces, fitted units to both base and wall level, space and plumbing for washing machine and dryer, tiled flooring, archway and door to:

GROUND FLOOR SHOWER ROOM: 7'1" x 4'8" Having roof lantern, corner enclosed shower cubicle with glazed shower screen, tiled walls and floor, low level wc, wash hand basin, chrome ladder style radiator.

BEDROOM FIVE/PLAY ROOM: 16'10" x 9'1" Pvc double glazed window to front, wooden flooring, cylinder radiator.

STAIRS TO GALLERIED LANDING: Having obscure pvc stained glass window to front, radiator, doors to:

BEDROOM ONE: 13'6" x 9'11" Pvc double glazed window to front, bespoke drawers and dressing table, radiator, archway to:

DRESSING ROOM: 8'4" x 4'9" Steps lead down to a range of built-in wardrobes, dressing area, door to:

EN-SUITE: Two Velux skylights, enclosed shower cubicle with glazed shower screen, tiled walls, wash hand basin with vanity unit below, low level wc, wall mounted storage cupboard, ladder style radiator.

BEDROOM TWO: 13'4" x 10'9" Pvc double glazed window to front, radiator, door to:







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









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EN-SUITE: 5'9" x 5'4" Enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit below, low level wc, mirrored wall cabinet, tiled walls and floor, chrome ladder style radiator.

BEDROOM THREE: 13'5" x 10'8" Pvc double glazed window to rear, double built-in wardrobe, radiator, door to:

EN-SUITE: 6'6" x 5'4" Obscure pvc double glazed window to side, enclosed shower cubicle, built-in wash hand basin with vanity unit below, low level wc, tiled walls and floor, vertical radiator, built-in storage cupboard.

BEDROOM FOUR: 9'10" x 9'10" Pvc double glazed window to rear, double built-in wardrobe, radiator.

FA ILY BATHROOM: 8' x 6'10" Obscure pvc double glazed window to r, suite comprising b n, separate corner shower cubicle with glazed sho wash hand in with vanity unit below, low level wc, built-in s rage cupboard, heate owel rail.

GA AGE: 15'4" x 8'6" and over garage door, door to rear (Please chec the suitability of this garage for your own vehicle)

OUTSIDE: Large raised shaped patio area, generous lawn, with borders having a variety of mature shrubs, bushes and trees, additional seating area.

REAR GARDEN ROOM: 19'5" max / 7'11" min x 12'11" max / 9'6" min Two double glazed windows to front, double French doors, electric room heater, being a versatile room which could be utilised as gym, home office, hobby room as desired.

The Property Ombudsman

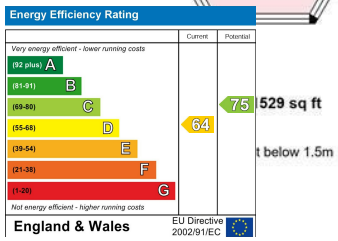
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Approx Gross Internal Area
226 sq m / 2428 sq ft



First Floor
Approx 84 sq m / 899 sq ft



529 sq ft

t below 1.5m

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder / file.