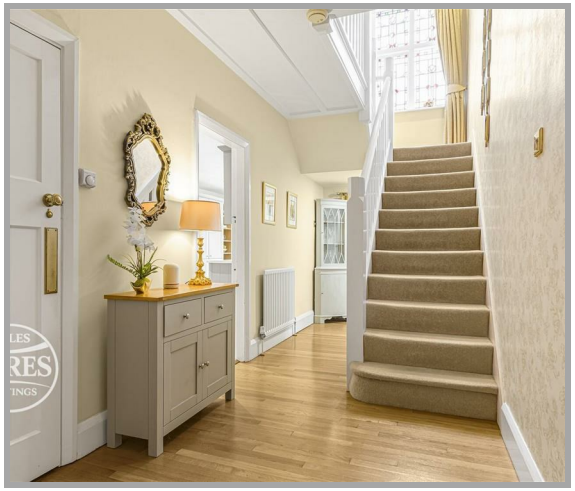


166 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HN







Offers Around £1,070,000

Occupying a generous, established plot with a delightful tree-lined front aspect, this imposing and particularly attractive freehold detached residence offers an excellent opportunity for the discerning purchaser seeking a spacious, beautifully appointed family home in a highly regarded location. Ideally positioned within just a few hundred metres of Four Oaks Infant and Junior School, the property enjoys excellent local amenities, with the popular centres of Mere Green and Streetly Village offering a wide variety of shops, restaurants and cafés. Convenient public transport links are also close by, including access to the Cross City rail line.

Thoughtfully enlarged and improved, this substantial executive-style home successfully combines traditional charm and character with the generous proportions and versatility so desirable for modern family living. Approached via an enclosed porch opening into a welcoming reception hall, with a conveniently positioned guest cloakroom/WC off, the property offers an elegant, spacious lounge, ideal for relaxation and entertaining, while a separate dining room provides a more formal setting for family gatherings and special occasions. Undoubtedly one of the home's most appealing features is the comprehensively fitted breakfast kitchen, offering an excellent range of units, ample preparation space and room for informal dining. Opening naturally into the charming garden room/conservatory, extensive glazing allows natural light to flood the accommodation whilst affording delightful views across the established rear garden. Together, these areas create a superb everyday living and entertaining space, perfectly suited to family life. A substantial separate utility room provides further practicality.

An easy-rise staircase, complemented by an attractive feature leaded light and stained glass window, rises to the first floor, where four well-proportioned bedrooms continue to impress. The principal bedroom benefits from a substantial en-suite shower room, while bedroom two also enjoys its own en-suite facility. Bedroom three has the additional advantage of an adjoining room, ideally suited for use as a private study or dressing room. A generously sized family bathroom completes the first-floor accommodation. Externally, the property's mature setting is a further outstanding feature. Its tree-lined frontage creates a pleasing approach, while the delightful rear garden provides a wonderful backdrop to the home. Beautifully established and well tended, the grounds offer extensive lawned areas, mature shrubs and planting, together with patio seating areas ideally suited to outdoor dining and entertaining. A large garage complements the driveway and parking facilities.

Combining an enviable Four Oaks location, traditional architectural appeal, thoughtfully extended accommodation, four bedrooms, multiple bath and shower facilities and beautifully maintained gardens, this impressive residence presents an exceptional opportunity for the discerning family buyer. The property also benefits from PVC double glazing and gas central heating, both where specified. Viewing is

The Property Ombudsman

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highly recommended.

Set back from the roadway behind a multi-vehicle block paved driveway, flanked by mature laurel and beechwood hedging, access to the accommodation is gained via a multi-locking part double glazed door opening to:

FULLY ENCLOSED PORCH: Timber stained door opens to:

DEEP, WELCOMING RECEPTION HALL: Feature leaded light glazed window with coloured insets to rear, oak flooring, stairs off.

GUESTS CLOAKROOM/WC: White low level wc, matching wash hand basin.

SPACIOUS LOUNGE: 22' x 13'2" Pvc double glazed window to front, log burning living flame feature gas fire, two display recesses with inset shelving, leaded light glazed double French doors to garden room.

DINING ROOM: 15' max / 12'9" min x 12'4" Pvc double glazed bay window to front, basket styled coal effect living flame gas fire set into recess.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 29'4" max / 10'2" min x 16' max / 7'2" min Wide pvc double glazed patio doors to rear, one and a half bowl sink unit set into sweeping granite work surfaces with upstands, there is a comprehensive range of contemporary fitted units to both base and wall level including drawers and large pantry cupboard, multi-space wraparound breakfast bar, integrated hob having stainless steel extractor canopy above, side elevated oven with separate grill, integrated dishwasher, additional breakfasting area with space for table and pvc double glazed window to side.

OPEN PLAN GARDEN ROOM/CONSERVATORY: 15'10" x 12'8" Being set off the kitchen, pvc double glazed windows and French doors to garden, clear double glazed ceiling.

UTILITY ROOM: 12'1" x 7' Pvc double glazed window and part double glazed door to rear, single drainer sink unit set into rolled edge work surfaces, fitted base units, recess for washing machine, tiled floor.

RETURN STAIRS TO LANDING: Large feature leaded light obscure glazed window with coloured glass insets.

BEDROOM ONE: 15'4" x 13'2" Pvc double glazed picture window overlooks rear garden.

LARGE EN-SUITE SHOWER ROOM: 9' x 8'7" Pvc double glazed window to rear, enclosed shower cubicle with glazed splash screen, matching white wide wall hung wash







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















hand basin, low level wc, chrome ladder style radiator, tiled floor with under floor heating.

BEDROOM TWO: 15'5" max / 13' min x 12'4" max / 10'2" min Pvc double glazed bay window to fore, fitted base units and window seat area, two double and two single fitted wardrobes, two bedside units.

EN-SUITE SHOWER ROOM: Double shower cubicle with glazed splash screen, matching white vanity wash hand basin with base unit beneath, chrome ladder style radiator.

BEDROOM THREE: 13'2" max / 10' min x 11'7" Pvc double glazed window to front, double storage cupboard.

HOME OFFICE/OPTIONAL DRESSING ROOM: 8'7" max / 7'9" min x 8'1" Pvc double glazed window to side, walk-in recess/store off having further pvc double glazed window to fore.

BEDROOM FOUR: 10'9" max / 8'4" min x 10'7" Pvc double glazed bay window to rear.

FAMILY BATHROOM: 9' x 8'4" Two pvc double glazed obscure windows to side, matching white suite comprising bath with shower over and side splash screen, vanity wash hand basin with base unit beneath, low level wc, tiled splash backs and floor.

LARGE GARAGE: 23' max / 3'8" min x 12'6" max / 8'4" min Window to side, recessed storage area, door to utility room (Please check the suitability of this garage for your own vehicle)

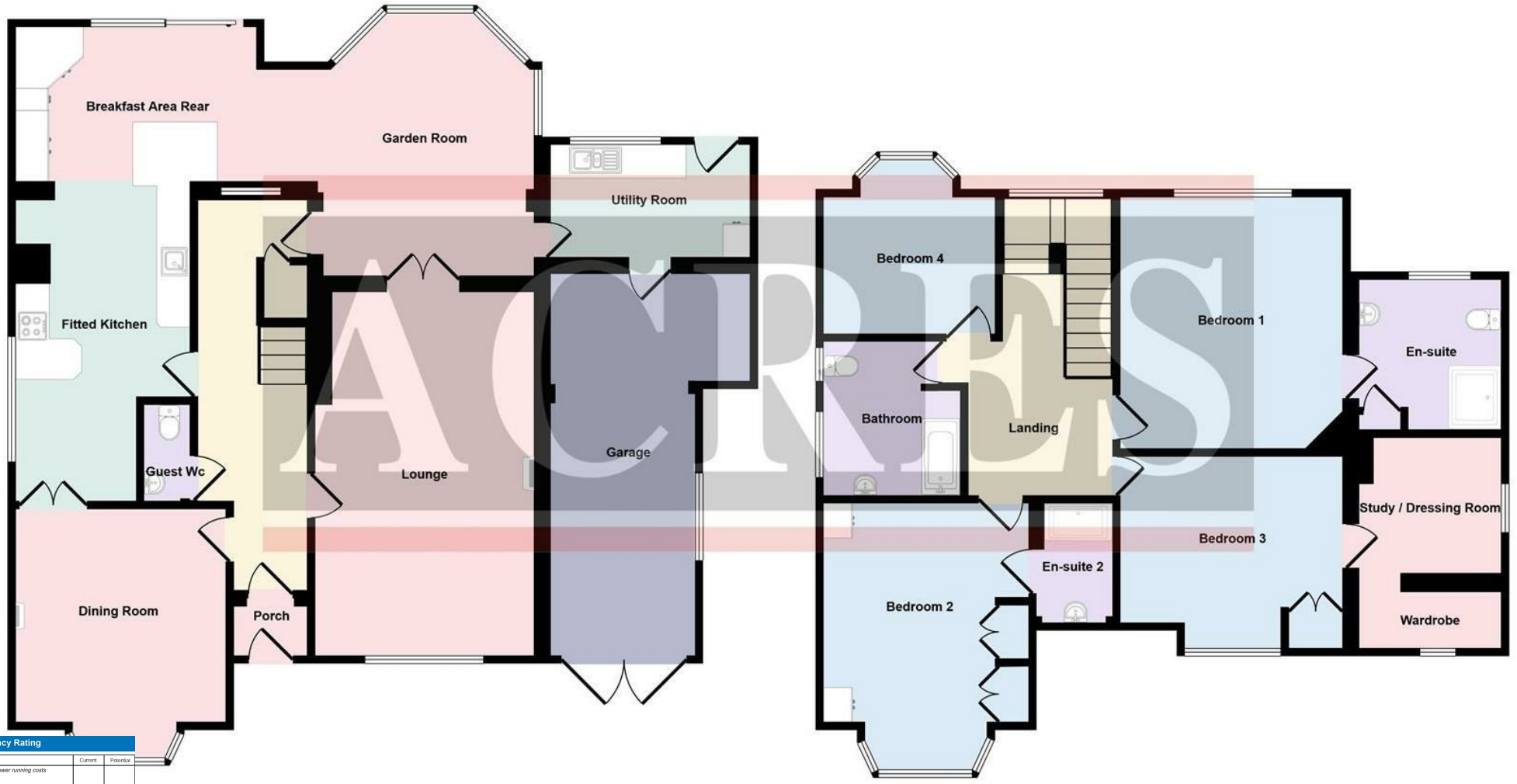
OUTSIDE: Paved patio area to a delightful lawned rear garden having shaped borders with an abundance of shrubs and bushes, timber shed and summerhouse.

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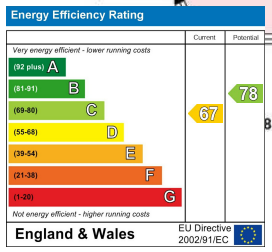
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Approx Gross Internal Area
241 sq m / 2590 sq ft



ACRES



8 sq ft

First Floor
Approx 101 sq m / 1082 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.