

134D ROSEMARY HILL ROAD  
SUTTON COLDFIELD  
B74 4HN

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Presenting an exquisite 5-bedroom detached property that stands as a true gem on a coveted road. With a modern design and spacious layout, this residence offers the perfect haven for families to relish.

## ACCOMMODATION

### Ground Floor:

Entrance hallway

Guest cloakroom with WC

Study

Utility room

Office

Drawing room

Open plan kitchen/dining room

### First Floor:

Landing

Storage cupboard

Principal bedroom with ensuite and dressing room

Bedroom 2 with ensuite and dressing room

Two further bedrooms

Family bathroom

### Second Floor:

Bedroom 5 with ensuite bathroom

### Garden and Grounds:

Double garage

Block paved driveway with ample parking

Laid to lawn rear garden with paved patio area

Approximate Gross Internal Floor Area: 3304 sq ft (307 sq m)

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Located on the much sought after Rosemary Hill Road, near to Little Aston Golf Club and well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. About 1 mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Rosemary Hill Road is within the catchment areas for both Four Oaks Primary School and Arthur Terry Secondary School. (Purchasers are advised to check with the Council for up-to-date information on school catchment areas)

## Description of Property

Upon entering the property, you're greeted by a stunning entrance hallway adorned with herringbone-style flooring that elegantly complements the neutral walls and white woodwork. The central staircase adds to the spaciousness of the area. This hallway grants access to the reception rooms and features a guest cloakroom on the right, complete with a convenient WC and sink.

To the left, the office enjoys ample natural light streaming through a large bay window, making it an ideal space for a home office or a versatile playroom.

Adjacent to the office is the drawing room, a spacious haven accessed through double doors. A captivating feature wall adds allure to the room, enhanced by warm lighting. The room boasts a built-in log fireplace, providing a cosy ambiance, and offers access to the rear garden's patio area through double patio doors.

Straight ahead, the impressive open-plan kitchen/dining room beckons with its abundant space for living and enjoyment. The herringbone-style flooring continues, harmonizing with white gloss cabinetry and countertops that contrast elegantly against dark walls and window frames. The kitchen provides ample storage, a generous island, and a suite of modern appliances, including an induction hob, double oven, and microwave. The dining area offers room for family meals and an additional seating space, with views of the rear garden flooding in through three sets of bifolding doors and four skylights.

A study, overlooking the side of the property, provides a versatile extra space that could serve as a playroom or additional office. This room leads to the utility room, complete with cabinetry and space for a washing machine. The utility room offers access to the side of the property and the double garage, enhancing convenience and functionality.

Ascending to the first floor, you reach the landing, a pivotal point that grants access to the bedrooms, family bathroom, and the second floor.

Both the principal bedroom and bedroom two stand out as the largest rooms on this floor. These rooms are further enhanced by their dressing rooms and fitted furniture, offering ample space for personalisation. Each of these rooms boasts its own ensuite bath/shower room, complete with WC, sink, and a walk-in shower cubicle. The principal bedroom enjoys an added touch of luxury with its bathtub.

Bedrooms three and four, both spacious double rooms, overlook the rear garden and provide comfortable spaces for occupants to relish. Carpeted flooring adds to the cosiness of these rooms.

The family bathroom on this floor offers a calm atmosphere, featuring a soaker tub, WC, and sink.

As you make your way to the second floor, you encounter bedroom five, offering abundant space and an abundance of natural light streaming in. This room boasts its very own ensuite bathroom, complete with a WC, sink, walk-in shower cubicle, and a luxurious soaker tub.

## Gardens and Grounds

As you arrive at the property, a welcoming block paved driveway offers abundant parking space, complemented by a convenient double garage for additional parking and storage needs. The property is enclosed by a fence and graced with the presence of mature trees, providing a sense of privacy.

The rear of the property reveals a meticulously maintained lawn, offering ample room for various activities. A charming, chipped wood area at the back serves as a delightful playground for children. Meanwhile, a pristine paved patio presents an ideal setting for alfresco dining, creating a wonderful space to gather with friends and family.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn right onto Rosemary Hill Road/B4138 and the property will be on your right.

## Distances

Sutton Coldfield - 2.6 miles  
Lichfield - 6.5 miles  
Birmingham - 8.8 miles  
Birmingham International/NEC - 17.3 miles  
M6 - 5.8 miles  
M6 Toll - 12.6 miles  
M42 - 13.0 miles

(Distances approximate)

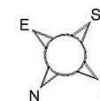
These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Terms

Tenure: Freehold  
Local Authority: Birmingham  
Tax Band: G  
EPC rating: C  
Broadband average area speed: 150 Mbps



Rosemary, Hill Road, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 2986 Sq Ft/277 Sq M  
 Garage = 318 Sq Ft/30 Sq M  
 Total = 3304 Sq Ft/307 Sq M



All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

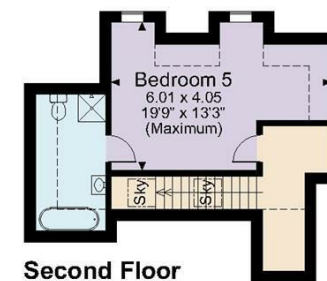
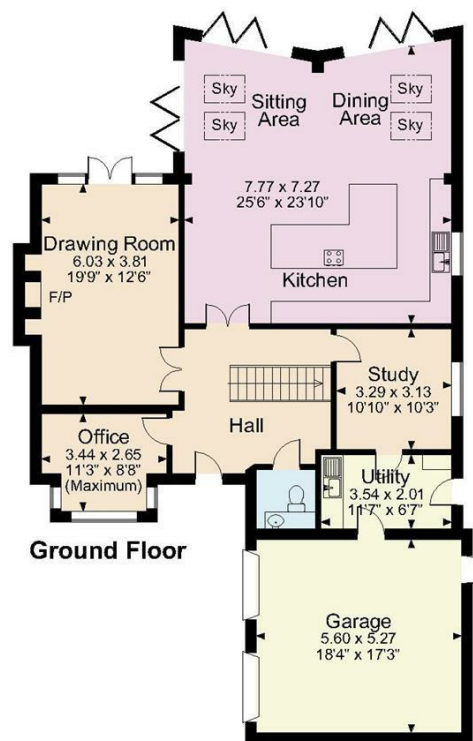
#### Services

We understand that mains water, gas and electricity are connected.

#### Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: August 2023  
 Particulars prepared: August 2023



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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