

35 ROSEMARY HILL ROAD  
SUTTON COLDFIELD  
B74 4HL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A beautiful five-bedroom detached family home set in a stunning highly sought-after location. Offer with all furniture, fixtures and fittings, it is a great opportunity to purchase a ready made home.

### ACCOMMODATION

Ground floor:

Entrance porch

Reception hall

Guest Cloak room

Kitchen/breakfast room

Dining room

Study

Drawing room/Cinema Room

Family room/Entertainment room with Bar

Conservatory

Guest shower room

Utility Room

First floor:

Landing and hallway

Principal bedroom with en suite and dressing room

Store room

Bathroom with tub and shower

Bedrooms two and Bedroom five with ensuite shower rooms

Two further bedrooms

Gardens and Grounds:

Landscaped established gardens with hot tub in gazebo

Triple Garage

Electric gated entrance

Ample space for parking

Approximate gross internal floor area 5423 sq. Ft (504 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

A beautiful five-bedroom detached family home set in a stunning highly sought-after location; on a private gated plot on the much sought after Rosemary Hill Road, Four Oaks area of Sutton Coldfield, near to Little Aston Golf Club. Little Aston is 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 Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary 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

As you enter the property from the entrance porch, you are welcomed into a grand reception hall filled with natural light; this space features beautiful grey marble flooring and a stately wooden staircase. The fabulous central staircase leads from the reception hall to a large gallery landing, giving access to the first-floor accommodation.

Just off the reception hall is a generously sized drawing room with gleaming white marble flooring, and your eyes are immediately drawn to the large feature fireplace, where a cinema screen can electrically drop down in front so that the rooms dual purpose of a cinema room can be taken advantage of. Full 4K projector hidden behind automated painting with control 4 system 7.1 'Dolby Atmos' sound system.

Sliding doors lead through to the extensive family room/entertainment room housing a bar, also featuring white marble flooring throughout and leading through to the beautiful 29' x 23'7 Conservatory which has full under floor heating - a fabulous area for entertaining family and friends.

A study provides a quiet space for work from home days, and bespoke furniture provides storage and desk space.

The Dining room is an impressive space with beautiful grey marble flooring and it provides a more formal atmosphere for family dinners.

The guest WC is fitted with vanity sink unit and down lit mirror.

The open plan kitchen/breakfast room has tiled flooring and high glass modern wall and base units giving it a contemporary feel, the island unit with breakfast space provides extra preparation space and has a gas hob inset and extractor above, a wall mounted television makes the room a versatile family space.

The utility room is accessed from the kitchen and the contemporary feel is

followed though, a stainless steel sink is inset and there is a washing machine, dryer and American style fridge freezer. It provides access into the properties triple garage space.

A ground floor shower room with modern white suite completes the ground floor accommodation.

The first-floor accommodation starts with a glorious landing, flooded with light thanks to the front facing window, doors lead onto the bedrooms and family bathroom.

The spacious principal bedroom suite has a range of bespoke fitted storage with a large dressing room and an en-suite shower room boasting a large walk-in shower, tiled walls and flooring, and a bidet. The whole suite has underfloor heating making it a cosy but luxurious space. A balcony overlooking the front grounds is accessed from the bedroom by large sliding doors.

Bedroom two also benefits from fitted furniture and is generously sized, serviced by a beautiful ensuite – a white suite includes WC, bidet, large bath with enclosed spa style shower and vanity sink. The en suite is Jack and Jill style shared with bedroom five.

Bedrooms three and four both have the benefit of fitted storage.

The well appointed house bathroom completes the first floor accommodation.

The property is fully alarmed and has hikvision CCTV.

## Gardens and Grounds

The rear garden is a sight to behold, impressive in size and a beautiful space for families, mature but landscaped and with the benefit of a hot tub in gazebo, its an area that anyone can enjoy.

A triple garage offers parking and storage with three electrically operated doors.

The frontage is approached by grand electric gates and a driveway leads to the front of the house, mature trees and shrubs surround and provide privacy from the main road.

Both front and rear are lit by LED lighting.

## Directions

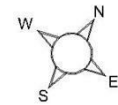
From the agents' office at 8 High Street, head towards Four Oaks on the A5127. At the roundabout, take the third exit and stay on A5127, at the next roundabout continue straight onto Four Oaks Road. Turn left at the traffic lights onto Streetly Lane and then take the fourth exit at the roundabout onto Rosemary Hill Road, the property will be on the left-hand side.

## Distances

Streetly village ¾ mile  
Sutton Coldfield town centre 3 miles  
Birmingham 8 miles  
Lichfield 7 miles  
M6 Toll (T5) 5 miles  
M6 (T7) 6 miles



Rosemary Hill Road, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 4820 Sq Ft/448 Sq M  
 Triple Garage = 603 Sq Ft/56 Sq M  
 Balcony external area = 84 Sq Ft/8 Sq M  
 Total = 5423 Sq Ft/504 Sq M



M42 (J9) 10 miles  
 Birmingham International/NEC 16 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: Lichfield District Council 01543 308000  
 Tax band: H

**Viewings**

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

**EPC Rating**  
 EPC Rating : C

**Tax Band**  
 Lichfield : H

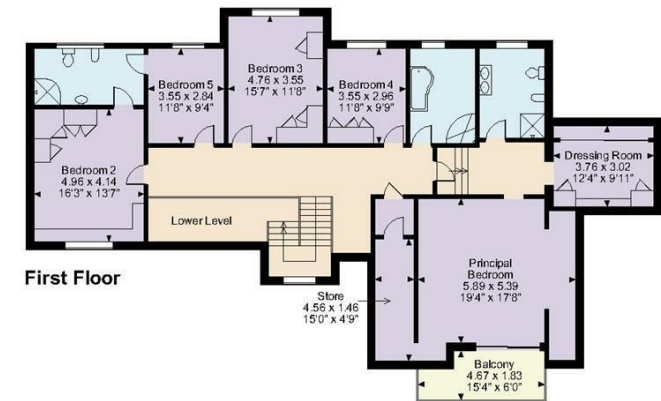
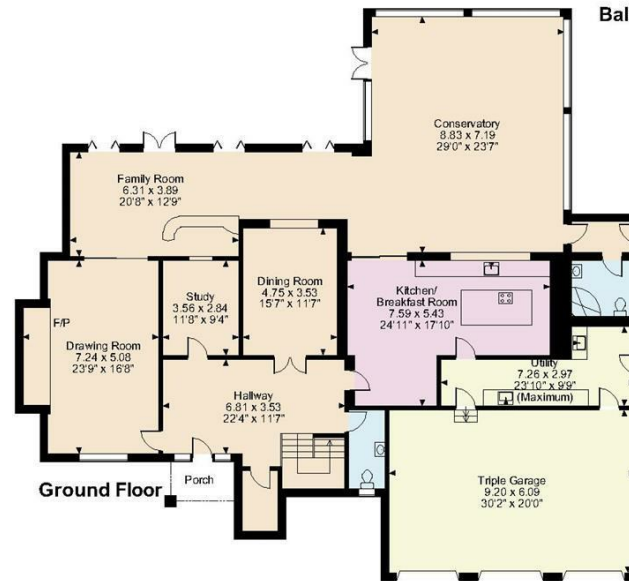
**Average area Broadband speed**  
 152 Mbps

**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 March 2023

Particulars prepared March 2023



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8539729/KRA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com