

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 73 C
 Potential: 80 C

Four Oaks | 0121 323 3323



- 5 Bedroom Executive Detached Family Home
- Superb School Catchment Area
- Large Hallway With Galleried Landing
- Formal Lounge & Dining Room
- Open Plan Kitchen/Living/Dining Room

Rosemary Hill Road, Four Oaks,
 Sutton Coldfield, B74 4HN

£1,300,000

Property Description

Occupying a highly sought and prestigious location within Four Oaks this beautiful five bedroom executive detached family home offers a wealth of spacious accommodation throughout. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at nearby Mere Green and Sutton Coldfield town centres. The home is nestled away at the end of a shared driveway with only two properties sharing access, the home is entered via a beautiful hallway with a returning staircase, double doors lead in to the formal lounge which in turn leads to a separate formal dining room, a large open plan kitchen diner and rear conservatory, a utility room, guest WC and home office. On the first floor there is a galleried landing with access to the master suite with a dressing area and luxury en suite shower room, four further bedrooms the guest bedroom has an en suite shower room and two other bedrooms share a Jack & Jill bathroom, to complete the home there is private rear garden and a detached triple garage.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

IMPRESSIVE ENTRANCE HALLWAY 18' 6"ma x 14' 10"max (5.64m x 4.52m) A large and welcoming entrance hallway with a wide returning staircase rising to the first floor galleried landing, Amtico flooring, coving, two radiators, spot lights and doors to:

GUEST WC Refitted to include a low level WC, suspended wash hand basin with vanity storage beneath, radiator, fully tiled walls and flooring and front facing window.

FORMAL LOUNGE 23' 1" to bay x 15' 1" (7.04m x 4.6m) A spacious formal lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point, decorative coving, two radiators, double doors open in to the formal dining room.

DINING ROOM 15' 5" x 12' 11" (4.7m x 3.94m) Having patio doors to the rear, radiator, decorative coving and a door in to the hallway.

OPEN PLAN KITCHEN DINER 13' 8" x 25' 8" (4.17m x 7.82m) A large open plan kitchen living and dining room, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surface over, tiled splash back and under cupboard lighting, integrated oven and gas hob with extractor fan over, integrated fridge freezer and dish washer, sink and drainer unit, display shelving, tiled flooring, radiators and opening in to the casual dining and sitting area, spot lights and double doors leading in to the conservatory.

CONSERVATORY 13' 3" x 14' 4" (4.04m x 4.37m) A lovely room offering a multitude of uses with views over the private rear garden, double doors to the side and tiled flooring.

UTILITY ROOM 8' 8" x 5' 5" (2.64m x 1.65m) To include a further range of matching base units, plumbing and space for white goods, a door to the side, radiator and tiled flooring.

OFFICE 7' 6" x 11' 6" (2.29m x 3.51m) Having a window to the front, coving and radiator.

From the hallway a wide returning staircase rises to the first floor galleried landing with loft access, storage cupboard and doors to:

BEDROOM ONE 15' 5" x 14' 11" (4.7m x 4.55m) A wonderful master suite with a part vaulted ceiling and decorative arch window to the front aspect set within a walk in bay, a range of fitted wardrobes with an archway leading in to a dressing area with further fitted wardrobes with shelving and hanging space and a door to the luxury en suite shower room.

EN SUITE SHOWER ROOM Beautifully refurbished to now include a "Roca" suite with a double width walk in shower cubicle with full height glass partition and separate control pad, integrated WC, suspended wash hand basin with vanity storage, Matt heated towel rail, recess display shelving, underfloor heating, spot lights and side facing window.

BEDROOM TWO 12' 8" x 12' 9" (3.86m x 3.89m) Entered via double doors off the landing and having a window to the rear, fitted wardrobes, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM Includes a matching white suite with a walk in shower cubicle, wash hand

basin, low level WC, radiator and rear facing window.

BEDROOM THREE 12' 6" x 11' (3.81m x 3.35m) Having a window to the rear and radiator.

BEDROOM FOUR 9' 5" x 11' 10" (2.87m x 3.61m) Including a range of fitted bedroom furniture and having a window to the front, radiator and a door to the Jack and Jill bathroom.

JACK & JILL BATHROOM Also accessed via the landing and includes a matching white suite with a panelled bath a shower over, integrated vanity storage with wash hand basin and WC, a side facing window and radiator.

BEDROOM FIVE 8' 8" x 9' 75" (2.64m x 4.65m) A window to the rear and radiator and currently used as a home office.

TRIPLE GARAGE All having remote controlled doors and over head storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a beautiful, private garden with a patio area for entertaining, mainly laid to lawn with manicured trees and shrubs to the boundaries offering much privacy and provides a picturesque setting.

Council Tax Band

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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