



173 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HS

OFFERS OVER - £950,000

This truly, deceptively and exceptionally spacious, freehold detached family home, is set on a corner plot, off Rosemary Hill Road. Thoughtfully designed and much enlarged, the property offers generous family sized accommodation, which is set in a prime, central location, just a short stroll from local shops, together with public transport links including access to the Cross City rail line at Blake Street station. The property offers double glazing and gas central heating (both where specified) and additionally has the security of an alarm system.

Designed with contemporary living in mind, together with home working, the property is further complemented by it's flow of accommodation. Briefly comprising welcoming reception hallway having guests cloakroom/wc off, substantial lounge with feature Minster style fireplace, dining room, study/play room, the heart of the property is it's comprehensively re-fitted breakfast kitchen having a range of integrated appliances and central island with bi-fold doors overlooking the rear garden. Living space is further enhanced by a generous family/day room and it's large, second 'spice kitchen' combining laundry room.

A return stairway with deep feature window, access the first floor landing and in turn the property's six bedrooms, the master suite having fitted wardrobes and an en-suite shower room, bedroom two additionally offers fitted wardrobes and a further en-suite shower room and there is a family bathroom. The property has a garage with remote controlled door and a private rear garden. To fully appreciate the property on offer, it's feature and spacious proportions, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with mature laurel hedge, access is gained to the property via:

CANOPY PORCH: Part obscure glazed door opens to:

RECEPTION HALL: Double radiator, cloaks/storage cupboard.

GUESTS CLOAKROOM/WC: Obscure double glazed window to side, white low flushing wc, matching wash hand basin, radiator.



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SUBSTANTIAL LOUNGE: 17'7" max / 16'3" min x 14'7" Wide double glazed bay window to fore, two double radiators, Minster style fireplace with matching hearth and mantle, having central coal effect living flame gas fire.

STUDY: 9'8" x 7'7" Double glazed windows to front and side, radiator.

DINING ROOM: 14'8" max / 11'1" min x 14' max / 12'6" min Wide double glazed bay window to side, double radiator.

COMPREHENSIVELY RE-FITTED BREAKFAST KITCHEN: 18'10" x 14'6" Double glazed bi-fold doors to rear, large central island unit having granite tops, providing space for six stools, together with pan drawer units, there is a comprehensive range of complementary fitted units to both base and wall level including larder unit, sweeping granite work surfaces with inset induction hob having shaped extractor canopy over, sink unit having boiling water tap, integrated dishwasher, full size fridge and freezer, oven and microwave, radiator, Amtico flooring.

FAMILY/ DAY ROOM: 17'1" x 12'7" Two double glazed windows and half glazed door to garden, double radiator.

FITTED 'SPICE' KITCHEN/UTILITY ROOM: 15'1" x 8'7" Pvc double glazed window to front, single drainer sink unit set into work surfaces, having a range of units to both base and wall level, stainless steel oven, gas hob with coordinating splash back and canopy over, recesses for washing machine, dryer and American style fridge/freezer, double radiator, Amtico flooring, door to garage.

RETURN STAIRS TO LANDING: Tall feature double glazed square bay window to side, two radiators, large airing cupboard.

BEDROOM ONE: 18'5" plus door recess x 17' max / 15' min Two double glazed windows to side, double radiator, four double fitted wardrobes, dressing table and drawer units.

EN-SUITE SHOWER ROOM: Obscure double glazed window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls and floor with under floor heating.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM TWO: 14'8" max / 12'7" min x 11'10" Two double glazed windows to front, two radiators, two double fitted wardrobes.

EN-SUITE SHOWER ROOM: Obscure double glazed window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, radiator, tiled splash backs and floor.

BEDROOM THREE: 13' plus door recess x 10'9" max / 8'6" min double glazed window to side, radiator, double built-in wardrobe.

BEDROOM FOUR: 12'6" x 12'2" max / 10'1" min Double glazed windows to front and side, radiator, two double fitted wardrobes, full width fitted dressing table/drawer unit.

BEDROOM FIVE: 11'5" plus door recess x 10'3" max / 8'3" min Double glazed window to side, radiator, double and single fitted wardrobes having shelving, fitted dressing table with drawers.

BEDROOM SIX: 11'2" x 8'6" Double glazed window to side, radiator, double built-in wardrobe with dressing table and drawers.

FAMILY BATHROOM: Obscure double glazed window to side, matching white suite comprising 'swirlpool' bath, shower cubicle having glazed splash screens, vanity wash hand basin with base unit beneath, low flushing wc, tiling to walls and floor with under floor heating, chrome ladder style radiator.

GARAGE: 16' x 8'4" Remote controlled garage door, fitted shelving, part glazed door to outside. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a lawned rear garden flanked by borders having mature shrubs, bushes, providing a high degree of privacy, timber fencing and shed.

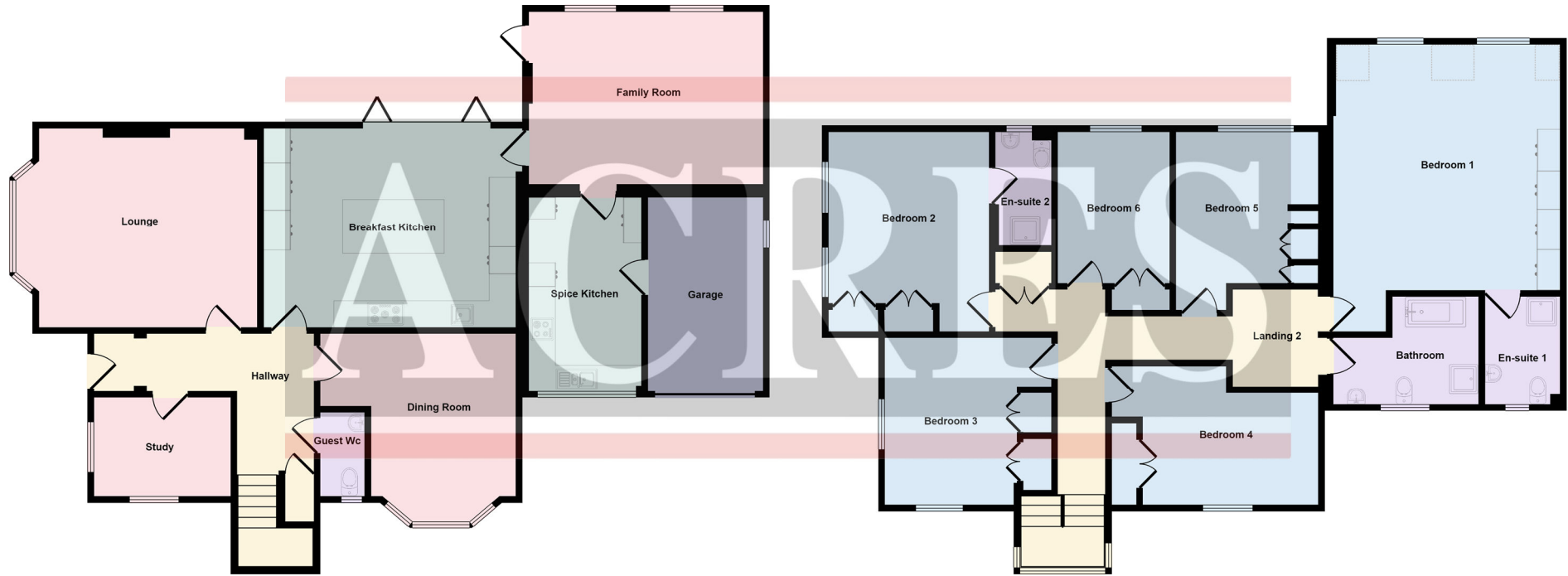
Condition of purchase : A purchase fee of (0.85% + VAT) 1% inclusive of VAT, of the selling price, is payable by the purchaser and will be a condition of the sale contract. Upon completion the purchase fee is to be transferred with completion monies to the seller's lawyers. This purchase fee, is to be transferred to the estate agents electronically by the seller's lawyers prior to keys being released.



Council Tax Band: G



Approx Gross Internal Area
273 sq m / 2943 sq ft



Ground Floor
Approx 137 sq m / 1474 sq ft

First Floor
Approx 136 sq m / 1468 sq ft

Denotes head height 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.