



152 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HN

OFFERS AROUND - £1,150,000

This most handsome, imposing, freehold, enlarged, detached family home, is set upon a generous, mature plot within a prime, central and sought after location. Set amidst properties of a similar calibre, the Four Oaks area offers an array of facilities and amenities, including access to the Cross City rail line, open countryside close by, as well as of course, Sutton Park with all its natural charm and beauty.

An array of shopping facilities are available at both Mere Green and Streetly Village, where you will also find restaurants, cafes and further amenities.

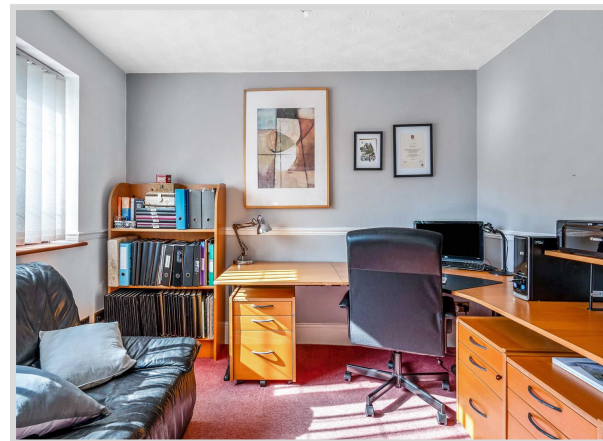
Complemented by gas central heating and pvc double glazing (both where specified), the property has the added security of an alarm system and feature twin gates to the roadway. Upon entering the property via its substantial porch, you are greeted by a deep, welcoming reception hall having guests cloakroom/wc off, a delightful lounge provides a formal entertaining room, with the addition of a study/play room off. A snug/day room is set to fore and to the rear is a formal dining room, furthermore the heart of the property is found in its fitted breakfast kitchen with utility room off.

An easy tread return stairway with feature window accesses a substantial landing, which in turn provides access to the property's five bedrooms, the master and second having en-suite shower rooms, there is a well proportioned family bathroom and set to the side is a deep garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a substantial, multi-vehicular driveway having twin gates to the roadway. Access is gained to the property a multi-locking front door via:

FULLY ENCLOSED PORCH: 14'3" x 7'6" Pvc double glazed window to front, radiator, double cloaks/storage cupboard, door to garage, flag stone style flooring.

DEEP RECEPTION HALL: Pvc double glazed window to rear, radiator with cover, under stairs storage cupboard.



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GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, low flushing wc, vanity wash hand basin with base unit beneath, tiling to walls and floor.

SPACIOUS LOUNGE: 22'9" x 12'3" Pvc double glazed window to front, double glazed patio doors to rear, coal effect living flame gas fire set onto a marble hearth having matching recess, fire surround, double radiator.

STUDY/PLAY ROOM: 10'2" x 9' Pvc double glazed window to rear, double radiator.

SNUG/DAY ROOM: 14'1" max / 12'1" min x 12'3" Pvc double glazed bay window to fore, marble hearth and recess, fire surround, double radiator.

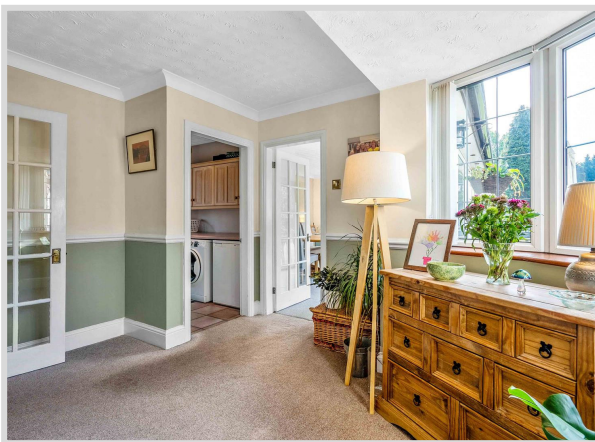
DINING ROOM: 14'6" max / 11'10" min x 13' Pvc double glazed bow window to rear, double glazed patio doors to side, double radiator.

FITTED BREAKFAST KITCHEN: 18'1" x 10'4" Two pvc double glazed windows to side, sweeping Corian work surfaces having inset moulded sink, there is a comprehensive range of fitted units to both base and wall level including drawers, Range style cooker having twin ovens and gas hob, matching dresser style unit with further base and wall units, fitted window seat and space for breakfast table, double radiator.

UTILITY ROOM: 6'7" x 5'4" Part pvc double glazed door to side, rolled edge work surfaces, recesses for appliances, two double wall units, radiator.

RETURN STAIRS TO GENEROUS LANDING: 19'7" max x 11'9" max Feature deep pvc double glazed window to rear.

BEDROOM ONE: 16'3" x 14' max / 10'3" min Pvc double glazed window to rear, radiator, three double fitted wardrobes, fitted dressing table set into dressing area having drawer unit.



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.





EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising his 'n' hers vanity wash hand basins having base units beneath, low flushing wc, bidet, enclosed separate shower cubicle with glazed splash screen, tiling to walls, heated towel rail, radiator.

BEDROOM TWO: 12'7" x 11'6" Pvc double glazed window to front, double radiator, double wardrobe.

EN-SUITE SHOWER ROOM: Double glazed window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, tiling to walls, radiator.

BEDROOM THREE: 12'3" x 12'1" Pvc double glazed bow window to front with fitted window seat, double radiator.

BEDROOM FOUR: 10'6" x 8'4" Pvc double glazed window to rear, radiator.

BEDROOM FIVE: 8'2" x 8'1" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Two pvc double glazed windows to side, matching white suite comprising bath, vanity wash hand basin having base unit beneath, low flushing wc, heated towel rail, enclosed separate shower cubicle.

DEEP SIDE GARAGE: 24'5" x 9'3" Pvc double glazed window and door to garden, door to porch. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio/decking area leading to a generous lawned rear garden flanked by borders having shrubs and bushes, there is a further substantial sitting/decking area to the rear of the garden, timber shed and fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



Approx Gross Internal Area
248 sq m / 2671 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

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.