



Rosemary Hill Road, Sutton Coldfield, B74 4HS

£850,000

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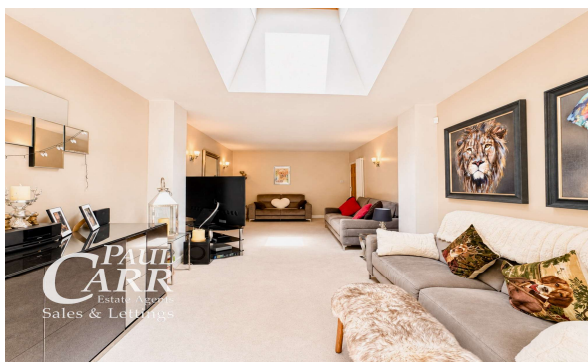
This attractive detached family home is situated on the sought-after Rosemary Hill Road and offers spacious, beautifully presented accommodation throughout.

The ground floor comprises a welcoming bay-fronted dining room and an impressive extended living room to the rear, featuring a charming fireplace, a velux roof window and French doors overlooking the garden, creating a bright and inviting family space. Undoubtedly the heart of the home is the stunning open-plan kitchen, beautifully appointed with an extensive range of contemporary shaker-style units, elegant marble-effect worktops and a substantial curved central island with breakfast bar. Flooded with natural light from a velux roof window and complemented by generous dining and seating space, this superb room is perfectly designed for modern family living and entertaining. A separate utility room, downstairs WC and integral garage provide excellent practicality.

To the first floor are four well-proportioned bedrooms and a stylish modern family bathroom. Bedroom One benefits from a contemporary en-suite shower room. Externally, the property enjoys a beautifully private rear garden which is not overlooked, providing an ideal space to relax and entertain.

To the front, a driveway offers ample off-road parking. Combining generous living space, high-quality finishes and an enviable location, this is a superb family home that is ready to move straight into.

Rosemary Hill Road, benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance on the property.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 17th July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

NO UPWARD CHAIN
Sought after location
4 Double bedrooms
Spacious living room
Dining room to fore

Hall

Living Room 8.15m (26'9") x 3.48m (11'5")

Dining Room 3.48m (11'5") x 3.18m (10'5")

Kitchen 5.94m (19'6") x 4.17m (13'8")

Utility 4.72m (15'6") x 1.50m (4'11")

WC 1.50m (4'11") x 1.12m (3'8")

Garage 5.46m (17'11") x 3.15m (10'4")

Landing 2.42m (7'11") x 2.39m (7'10")

Bedroom 1 3.94m (12'11") x 3.48m (11'5")

En-suite 2.54m (8'4") x 2.21m (7'3")

Bedroom 2 3.68m (12'1") x 3.48m (11'5")

Bedroom 3 3.96m (13') x 3.20m (10'6")

Bedroom 4 3.23m (10'7") x 1.58m (5'2")

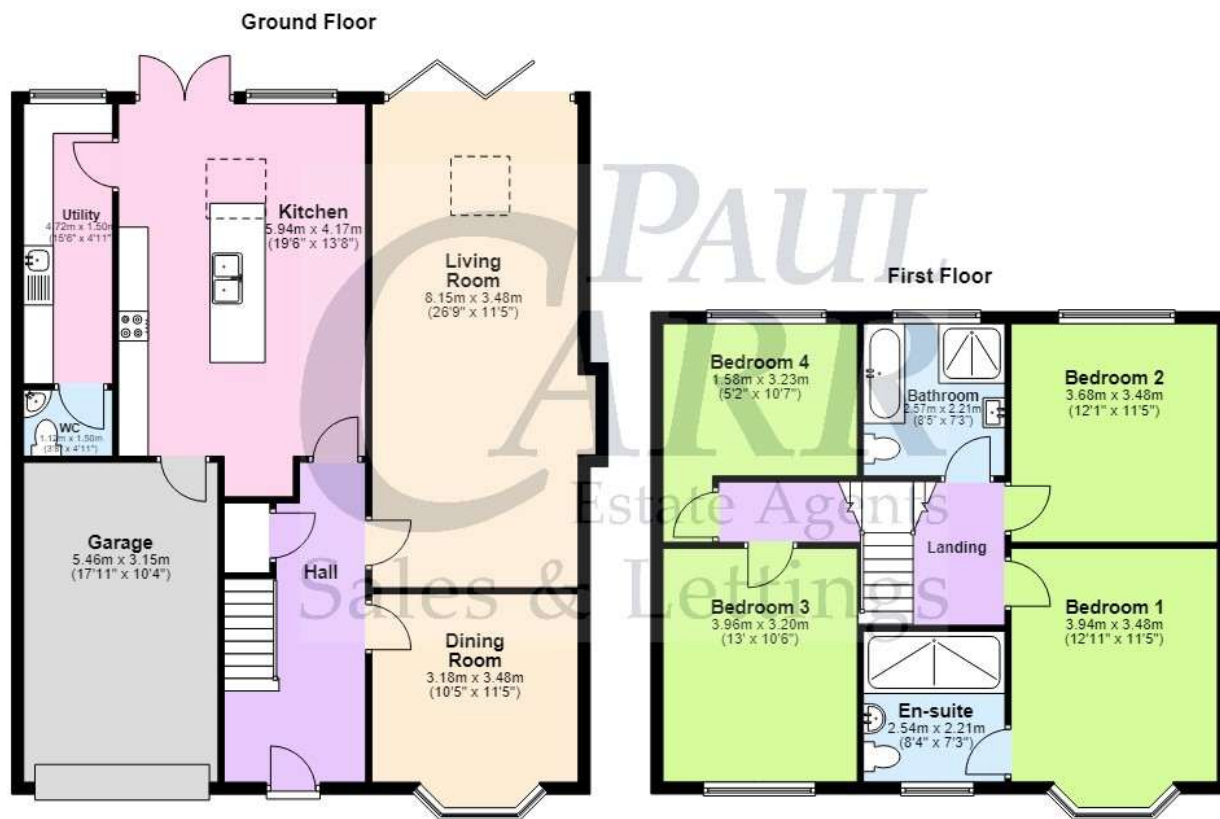
Bathroom 2.57m (8'5") x 2.21m (7'3")

Viewer's Note:

Services connected: gas, water, electric and drainage
Council tax band: F
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

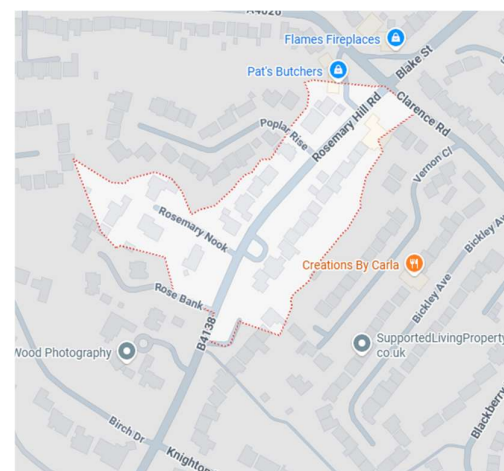


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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



www.paulcarrestateagents.co.uk

onTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman