



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

£850,000

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.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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")

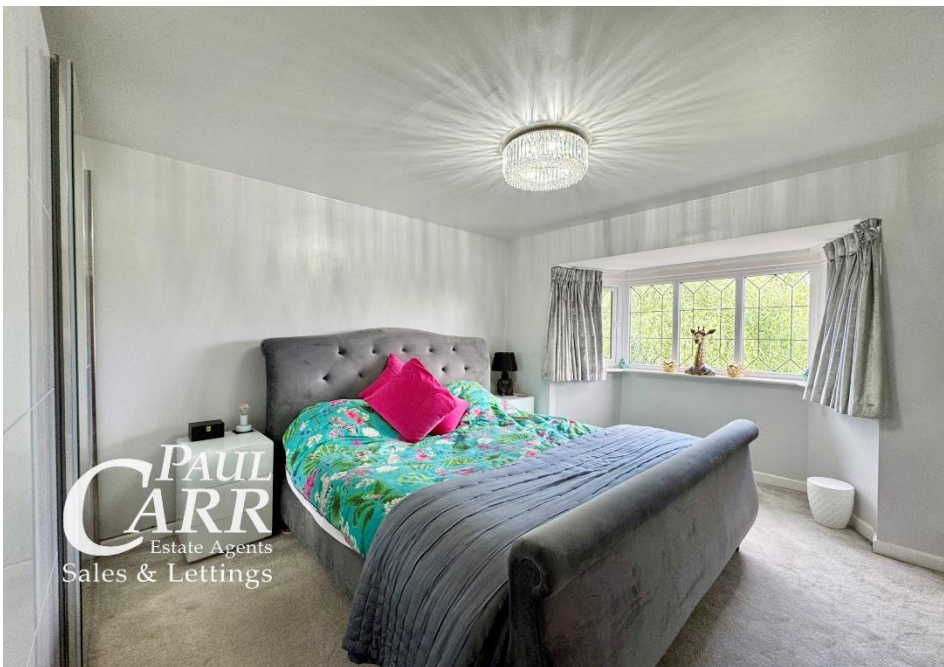
Bedroom 2 3.68m (12'1") x 3.48m (11'5")

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

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

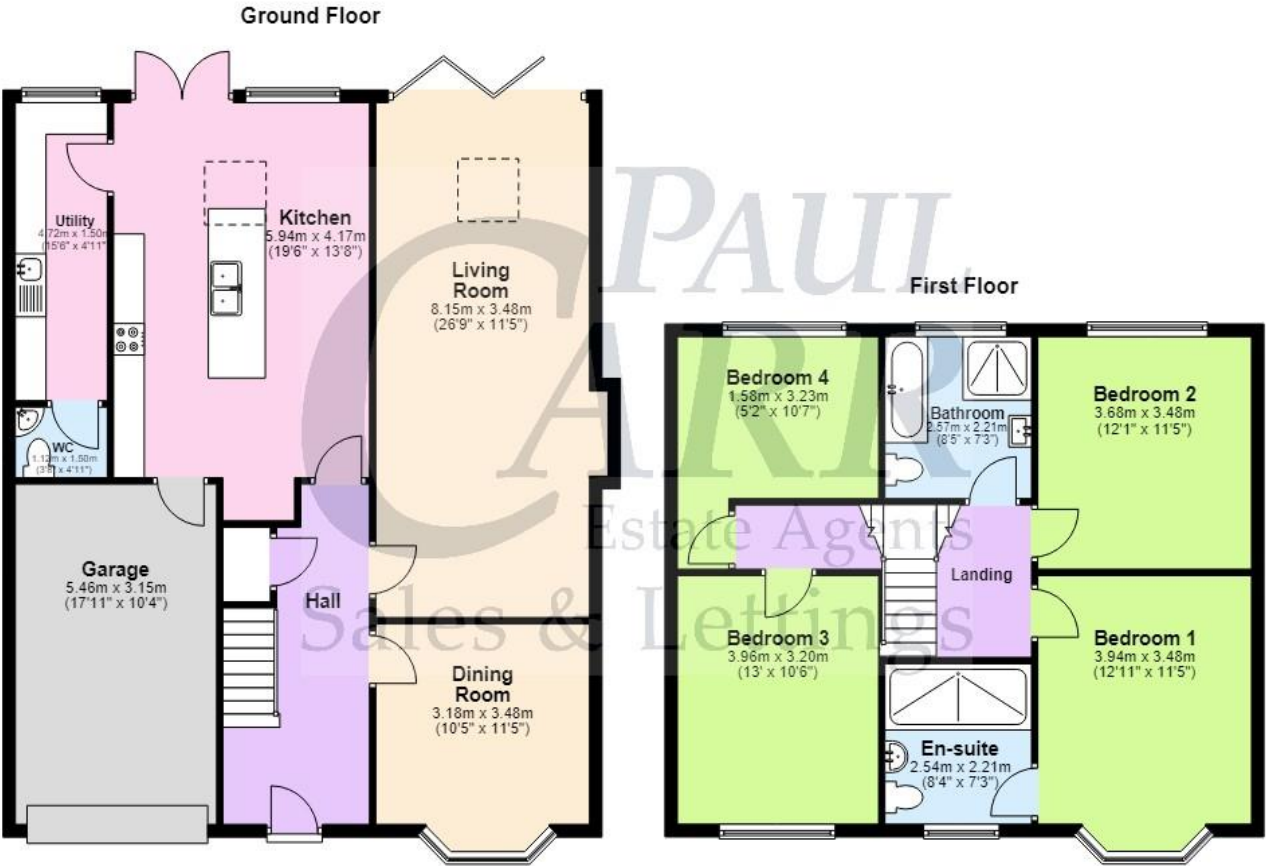
Bathroom 2.57m (8'5") x 2.21m (7'3")





Floor Plan

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

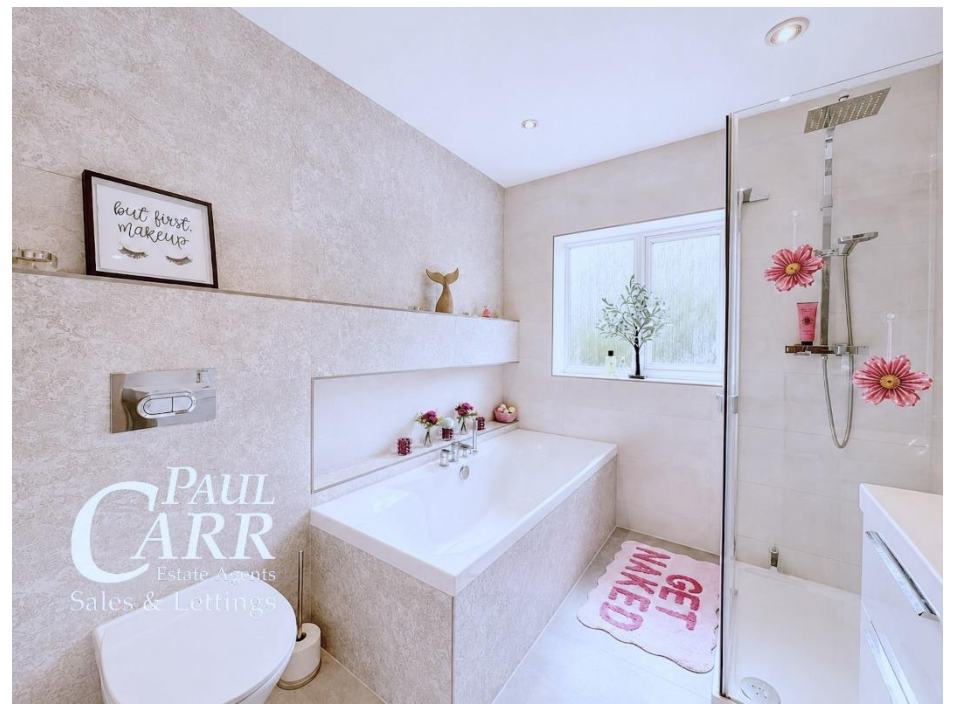
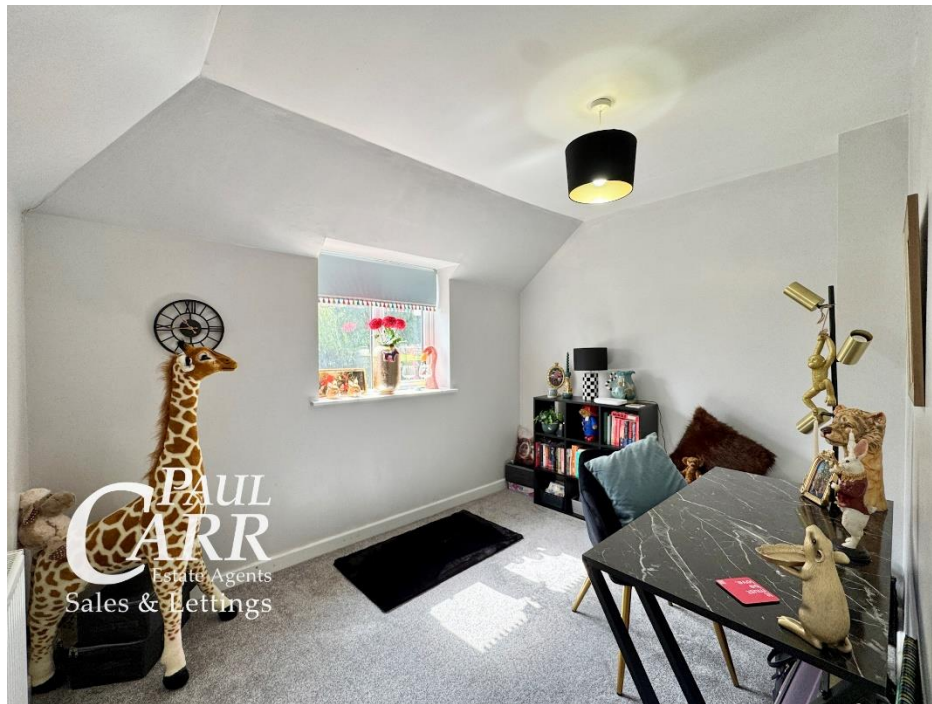


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Plan produced using PlanUp.

Energy Performance 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





Agent's Note:

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