

69 ROSEMARY HILL ROAD  
SUTTON COLDFIELD  
B74 4HH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

### A Landmark Family Residence of Character and Grandeur

Set on one of Sutton Coldfield's most distinguished roads, this striking Tudor-style residence combines timeless elegance with exceptional modern family living. Behind electric gates, the property sits within beautifully landscaped gardens featuring a heated swimming pool, outdoor bar and kitchen, and a remarkable treehouse retreat, creating an outstanding setting for both entertaining and everyday life.

The ground floor includes a welcoming reception hall, guest cloakroom, an impressive open-plan kitchen/family/dining room, utility room and snug, together with a formal dining room, entertainment room with bar, cinema room, gymnasium/sun room and cellar. A courtyard leads to a hobbies room and gardener's WC.

To the first floor, a stunning minstrel landing with balcony leads to the principal bedroom with fitted wardrobes and en suite bathroom, three further double bedrooms, a family bathroom, and an excellent guest suite with bedroom, dressing room and en suite. A second-floor study and extensive boarded loft storage with Velux windows provide further versatility.

Outside, the gated driveway, double garage and extensive gardens complement the superb leisure facilities, with the outdoor bar and kitchen connecting directly to pool shower and changing rooms, alongside a secret garden with treehouse and wooded play area.

EPC Rating: D. Approximate total floor area: 4,838 sq. ft (449.6 sq. m).

In all approximately 0.84 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Located on prestigious Rosemary Hill Road in Little Aston, this property enjoys a prime position moments from Little Aston Golf Club and Sutton Park. Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. About 1 mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Sutton Coldfield town centre and Mulberry Walk, Mere Green provide an excellent choice of shops and restaurants.

Rosemary Hill Road is renowned for its excellent schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Four Oaks Primary School and Arthur Terry Secondary School. (Purchasers are advised to check with the Council for up-to-date information on school catchment areas)

## Description of Property

A sweeping driveway accessed from wrought iron electric gates gives access to 'Carmel', framed by mature trees and manicured lawns. The front entrance has steps leading up to an oversized solid oak front door that opens into a welcoming reception hall. Herringbone parquet flooring, exposed beams, and soft lighting establish the home's character, while the Chesney log burner within a feature divider wall creates a warm and inviting focal point. The guest ground floor cloakroom recently renovated with stylish contemporary vanityware opens off the hall, while the inner hall leading to the WC doubles as a boot room with plentiful practical storage for coats and shoes.

At the heart of the home lies an exceptional Siematic kitchen and breakfast room, a contemporary showpiece designed for both style and function. Oversized porcelain floor tiles complement the high-gloss cabinetry and striking marble-effect Dekton worktops and splashbacks. The kitchen is fitted with a number of specialist Siemens appliances and Quooker hot water tap. The large central island with integrated hob and downdraft extractor doubles as a breakfast bar and preparation space, perfect for family living. A circular bay with comfortable built-in seating creates a relaxed area for morning coffee, while the adjacent dining zone is ideal for casual or formal gatherings. Bi-folding doors lead directly onto the terrace, inviting the outdoors in and filling the space with natural light.

From the kitchen, double oak doors open into the snug, a beautifully atmospheric room blending period charm and modern comfort. Original exposed ceiling beams, parquet flooring, and a large inglenook fireplace with a raised hearth and gas stove create a cosy setting, while a charming window seat overlooks the fore garden; an idyllic spot for reading or relaxing in the evening.

A utility room provides excellent functionality for a busy household, whilst a secure covered courtyard, accessible from the kitchen, provides a convenient indoor/outdoor space, ideal for access to the house after a dog walk or leisure activity. The courtyard has a gardener's WC together with access to a hobbies/golf room providing further versatility.

Positioned in the left wing, the entertainment spaces have been crafted with entertaining and family enjoyment in mind. The entertainment room features a bespoke bar, finished with a marble countertop, mirrored display shelving, and built-in refrigeration. The bar is recessed within a striking inglenook, blending perfectly with the room's elegant décor and bay window. The room flows seamlessly into the dining room, a superb and versatile space where the snooker table cleverly converts into a dining table, making it perfect for entertaining. This elegant area features herringbone parquet flooring, a contemporary marble fireplace, and full-width bi-fold doors opening onto a private side patio. (Nb. The snooker table is not included in the sale of the house but may be available by separate negotiation.

Adjoining the entertainment room is the cinema room, a stylish snug set-up featuring a custom vertical-panel media wall, soft carpeting, and contemporary lighting. This space could easily be adapted as a family games room or gym. Planning permission (Ref: 22/01020/FUH) has been granted to replace this section with a two-storey side extension, creating scope for a self-contained annexe, leisure suite, or additional bedrooms.

To the rear, a delightful garden room, currently used as a gym, offers panoramic garden views through wraparound windows ideal as a quiet retreat, reading nook, or children's playroom.

A cellar completes the ground floor accommodation.

A sweeping oak staircase rises to a generous minstrel gallery landing with an open seating area, a tranquil space for morning coffee. This area is enhanced by access to a charming front balcony overlooking the grounds.

The principal bedroom suite, set to the rear, exudes luxury and calm. Fitted wardrobes line the dressing area, which leads through to a beautifully appointed spa-style ensuite featuring twin basins, a freestanding bath, and a walk-in shower. This ensuite also connects to the adjoining guest bedroom, creating a flexible arrangement ideal for families or guests.

Bedrooms three and four share the stylish family bathroom, while bedroom five enjoys its own dressing room (or sixth bedroom) and ensuite with a walk-in shower and corner jacuzzi bath.

A secondary staircase leads up to a second-floor office, providing a private area for home working or creative pursuits.

## Gardens and Grounds

The sweeping driveway provides ample parking, leading to twin garages with front and rear access doors.

To the rear, the expansive sun terrace is perfect for entertaining, centred around a heated swimming pool with adjacent outdoor kitchen, bar and lounge area, and space for a hot tub; the ultimate summer entertaining space. The pool house includes a shower, WC, and changing facilities, ensuring convenience and comfort for family and guests alike.

Beyond the terrace, the gardens extend into beautifully kept lawns and mature woodland. A highlight of the property is the bespoke treehouse complex. A spectacular play zone featuring power, lighting, and even a log burner. Surrounding the structure are rope bridges, climbing walls, and a zip wire, providing endless enjoyment for children and visiting families.

At the rear of the garden, the original stables now serve as substantial storage but offer clear potential for conversion into a gym, office, or studio (subject to planning).

Every detail of this remarkable home speaks of considered design, craftsmanship, and enduring style, from its original features and warm fireplaces to the landscaped gardens and enchanting leisure amenities. It is a residence that not only celebrates family life but also sets the stage for grand entertaining and timeless living.

## Distances

- Sutton Coldfield – 2.6 miles
- Lichfield – 6.5 miles
- Birmingham – 8.8 miles
- Birmingham International Airport/NEC – 17.3 miles
- M6 – 5.8 miles
- M6 Toll – 12.6 miles
- M42 – 13.0 miles

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454 and then Walsall Road passing Sainsbury's local and Tesco Express carry on. At the traffic lights turn right onto Rosemary Hill Road/B4138, the house can be found on the right hand side.

## Terms

Tenure: Freehold  
Local Authority: Lichfield District Council.  
Tax Band: H  
Broadband average area speed: 150 Mbps, 500 Mbs and 900 Mbs available

## Services

We understand that mains water, gas and electricity are connected.

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are excluded.



Rosemary Hill Road, Sutton Coldfield, B74 4HH



### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

### Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: October 2025  
Particulars prepared: October 2025

### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



Total Floor Area: 449.6 sq.m (4,838 sq.ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B		73
(81-91)	C		
(69-80)	D	61	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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