7 ROYAL GARDENS, SUTTON COLDFIELD, B75 6BD

OFFERS AROUND - £1,250,000

This outstanding, substantial, imposing Freehold detached property home offers a rare opportunity to acquire a brand new executive family home of true distinction, being finished to an exacting, high quality specification, which is additionally positioned within a small, exclusive cul-de-sac of similarly high-calibre homes.

Ideally located for Sutton Coldfield town centre, highly regarded schooling, open countryside, and with Good Hope Hospital close at hand, the property perfectly balances convenience with an enviable lifestyle setting.

Complemented by PVC double glazing, underfloor heating to the ground floor, and radiators to the upper levels, powered by an economical and environmentally friendly air source heat pump and having the added benefit of attractive, contemporary doors and door furniture together with feature galvanised steel gutters.

Upon entering, you are greeted by a welcoming reception hall which sets the tone for the quality and space that unfolds. A bright and elegant lounge provides a relaxing retreat, whilst a separate study offers the ideal environment for home working. Without doubt, the true heart of the home is the stunning open-plan family living space. A full-width, striking breakfast kitchen features a comprehensive range of fitted units, an array of integrated appliances, and a central island with onyx worktops—perfect for both everyday living and entertaining. This impressive space flows seamlessly into a spacious dining area with wide bi-fold doors opening onto the rear garden, alongside a generous family sitting area, once more with bi-fold doors. A separate utility room adds further practicality, together with a well appointed guest wc set off the hallway.

To the first floor you will discover a landing flooded with natural light which opens to four excellent double bedrooms, two benefiting from walk-in dressing rooms and luxurious en-suite bath / shower rooms with contemporary finishes and concealed mood lighting. A beautifully appointed family bathroom serves the remaining bedrooms.

The second floor is dedicated to a magnificent principal suite, which incorporates a substantial bedroom area, a large stylish en-suite bathroom, and an adjoining sitting/dressing area, creating a private and indulgent retreat perfect for relaxing and pampering. Externally, the property is enhanced by a double garage and a private rear garden. An internal inspection is absolutely essential to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.

The Property Ombudsman

Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk

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RECEPTION HALL: 17' max x 9'1" Double glazed windows to fore, tiled floor with under floor heating, storage cupboard.

GUESTS CLOAKROOM/WC: Wall hung wc with matching vanity wash hand basin with double base unit beneath, contemporary tiling to walls and floor with under floor heating.

ATTRACTIVE LOUNGE: 18'3" min x 12'6" Twin, deep double glazed windows to fore.

STUDY/DEN: 12'6" x 9'4" min Twin, deep double glazed windows to fore.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING DINING & FAMILY ROOMS: 35' max / 19'7" min x 21'10" max / 14'9" min
Family Sitting Area: Wide double glazed bi-fold doors to rear, being open plan to:
Dining Area: Full width bi-fold double glazed doors to rear with feature lantern window above set into a vaulted ceiling, open plan to:

Comprehensively Fitted Breakfast Kitchen: Twin bowl sink units set into sweeping onyx work surfaces, having a range of matching contemporary fitted base units including pan drawers, four space breakfast area, there is a further range of integrated appliances including an elevated oven, separate microwave, together with plate warming drawer, integrated dishwasher and large fridge and freezer, flush fitting induction hob having concealed extractor canopy over, in turn with concealed down lighters, pantry cupboard together with contrasting feature wall units.

UTILITY ROOM: 8'6" x 8'4" plus door recess Double glazed door to side, single drainer sink unit set into onyx work surfaces having upstands, there is a comprehensive range of fitted units to both base and wall level, recesses for appliances.

LOBBY: Part double glazed door to rear, door to garage, door to store.

STAIRS TO LANDING: Deep doble glazed window to fore, feature stained hand rail and inset glazed panels to stairway, storage cupboard.

BEDROOM TWO: 14'9" x 12'6" Double glazed window to rear. **Walk-in Dressing Room: 10'7" x 4'8"**

EN-SUITE BATHROOM: 11'9" x 6'6" Obscure double glazed window to side, matching white suite comprising feature bath, large shower cubicle having glazed splash screen, his and hers wall hung wash hand basins with twin double base units beneath, concealed lighting, ladder style radiator, contemporary tiling to walls and floor.

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.

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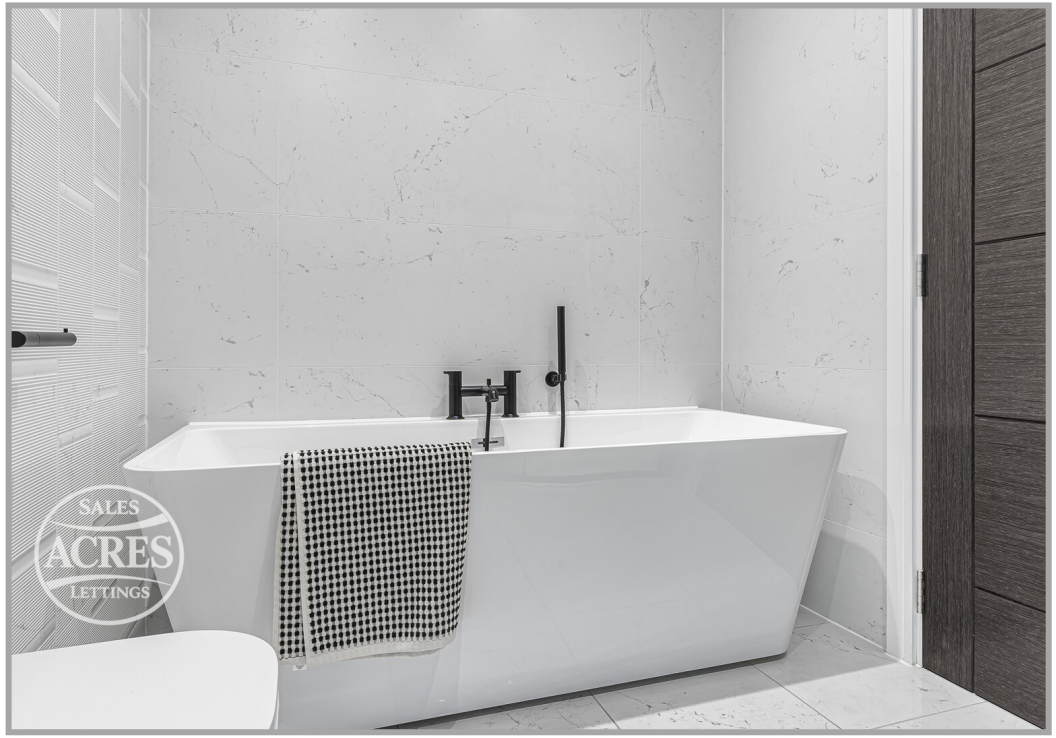
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BEDROOM THREE: **14' x 11'7"** Double glazed window to rear. **Walk-in Dressing Room: 7'4" x 4'10"**

EN-SUITE SHOWER ROOM: 8'6" x 5'2" max / 4'2" min Obscure double glazed window to side, matching white suite comprising walk-in shower cubicle with glazed splash screen, wall hung wash hand basin having double base unit beneath, low level wc, ladder style radiator, contemporary tiling to walls and floor.

BEDROOM FOUR: 12'6" x 11'4" Twin double glazed windows to fore.

BEDROOM FIVE: 12'6" x 10'4" Twin double glazed windows to fore.

FAMILY BATHROOM: 8'6" x 7'1" Matching well appointed suite comprising feature bath, wall hung wash hand basin with double base unit beneath, concealed lighting, low level wc, enclosed shower cubicle with glazed splash screen, ladder style radiator, contemporary tiling to walls and floor.

STAIRS TO SECOND FLOOR LANDING: Double glazed Velux window to fore.

MASTER BEDROOM: 16'9" max / 8'9" min x 14' max / 10'10" min Twin, deep double glazed Velux windows to side.

EN-SUITE BATHROOM: 15' x 7'8" max / 6'4" min Deep double glazed Velux windows to side and rear, matching well appointed white suite comprising feature bath, his and hers wall hung wash hand basins having twin double base units beneath, low level wc, enclosed separate shower cubicle with glazed splash screen, ladder style radiator, contemporary tiling to walls and floor.

DRESSING ROOM/SITTING ROOM: 24'1" max / 11'2" min x 12'2" max / 9' min Three double glazed Velux windows to side with additional window to rear, space for wardrobes, dressing table and sitting area.

DOUBLE GARAGE: 1'6" x 18'6" Remote controlled electric garage door **(Please check the suitability of this garage for your own vehicle/s)**

OUTSIDE: Wide paved patio and dining area opening to a lawned rear garden enclosed by timber fencing, having shrubs and bushes and side tradesman entrance.

The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk

Council Tax Band:

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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.

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.