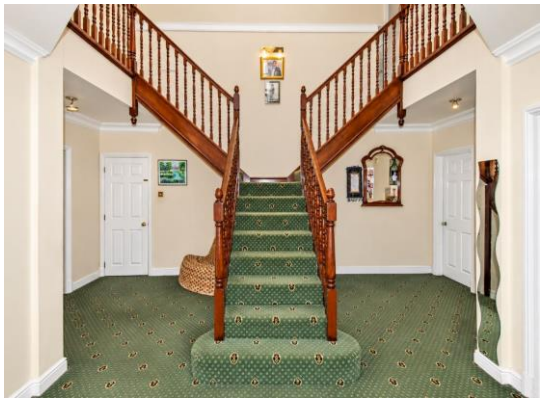


Rosemary Hill Road
Sutton Coldfield, B74 4HP

£2,750,000

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MAIN FEATURES:

- **Private Gated Approach to an Impressive Detached Home**
- **Fitted Kitchen/Breakfast Room with Separate Utility Room**
- **Four Reception Rooms & Good Size Conservatory**
- **Five Double Bedrooms all with En-suites**
- **Large Gardens to Front, Side & Rear**
- **Ample Off Road Parking**
- **Detached Triple Garage**

An Impressive Gated Five-Bedroom Residence in a Prestigious Four Oaks Setting Occupying a substantial plot on highly regarded Rosemary Hill Road, this exceptional detached residence offers an impressive combination of space, privacy and versatility, creating a superb home for modern family living. Approached through private gates, the property immediately makes an impact, with extensive off-road parking and a detached triple garage complementing its imposing setting. Inside, the generously proportioned accommodation is ideal for both everyday family life and entertaining on a grand scale. At the heart of the home is a superb fitted kitchen, breakfast and family room, accompanied by a separate utility room. Four elegant reception rooms provide exceptional flexibility for formal entertaining, relaxation and home working, while a good-sized conservatory enjoys delightful views across the gardens. The first floor continues to impress with five generous double bedrooms, each benefiting from its own en-suite facilities, offering outstanding comfort and privacy for family members and guests alike. Outside, the beautifully maintained gardens extend to the front, sides and rear, providing extensive lawns and mature surroundings that enhance the home's sense of seclusion.

Rosemary Hill Road enjoys an enviable position within sought-after Four Oaks, renowned for its prestigious homes, excellent schooling and access to Sutton Park. Mere Green's restaurants, cafés and amenities are within easy reach, alongside excellent road and rail connections to Birmingham and beyond. A rare opportunity to acquire a substantial and distinguished family home in one of Sutton Coldfield's most desirable residential locations.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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E: info@getanoffer.co.uk

We're Open:
8am – 8pm 7 days a week

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