

**ACRES**  
*Collection*



**44 ROSEMARY HILL ROAD, FOUR OAKS B74 4HJ**  
**PRICE GUIDE - £1,150,000**



This delightful, highly deceptively spacious, imposing, freehold, detached family home is set in a prime, central and sought after location, just a short stroll from Sutton Park, as well as being within only a few hundred metres radius of a range of shopping facilities and restaurants in Streetly Village. The sale of this period property provides the rare opportunity to find dwelling of such style, space and charm within the Four Oaks area. Complemented by gas central heating and having both pvc double glazing and original windows with secondary glazing (each where specified), the property additionally is set on a mature, private plot having a well tended and stocked rear garden.

Lovingly maintained and improved, this delightful property is entered via a substantial reception hall, in turn having three reception rooms off, together with a guests cloakroom/wc off, additionally there is a fitted kitchen with appliances, utility room and conservatory. To the first floor there are three double bedrooms, the master having large dressing room with rear facing balcony off, together with a well appointed period style bathroom, bedroom two also offers en-suite facilities. To the second floor there are two further double bedrooms, both having en-suite bath / shower rooms, together with a box room. The property has a side self-contained annexe with garage area, a fitted kitchen opening to a conservatory/day room, in turn to the first floor there is a large office/hobby room area with shower room off. To fully appreciate the property on offer, together with it's true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a 'in & out' driveway, flanked by borders with mature shrubs and bushes, a part leaded light glazed door gives access to:

**FULLY ENCLOSED PORCH:** Leaded light windows to side, half obscure glazed door opens to:

**SUBSTANTIAL RECEPTION HALLWAY:** 19'6" x 14'1" Secondary glazed leaded light windows to front and side, coal effect living flame gas fire having hearth and timber surround, double radiator, exposed oak floor.

**ATTRACTIVE LOUNGE:** 17'8" max into bay / 14'4" min x 17'9" Secondary glazed leaded light bay window to rear with French door to garden, further oriel window to side, coal effect living flame gas fire set on a tiled hearth having fire surround, double radiator, exposed oak floor.

**DINING ROOM:** 18'4" max / 14' min x 13' Wide secondary glazed bay window to front with front two obscure leaded light windows to side, double radiator, open fire grate with tiled surround and timber mantle.

**GUESTS CLOAKROOM/WC:** Obscure pvc double glazed window to rear, white low flushing wc, wash hand basin, tiled splash backs.

**DAY ROOM/SNUG:** 14'3" x 11' Double glazed window to side, double radiator, coal effect living flame gas fire set into a decorative wrought iron surround



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**FITTED BREAKFAST KITCHEN:** 16'10" x 10'1" Pvc double glazed windows to front and side with double French doors opening to patio, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including dresser style unit, integrated fridge and dishwasher, Range style cooker having twin ovens and gas hob, space for breakfast table, double radiator.

**REAR LOBBY:** 14'10" x 6'1" Door to front, radiator, exposed blue brick floor.

**CONSERVATORY:** 16'9" x 8'3" Pvc double glazed windows to side and rear with double French doors to garden.

**UTILITY ROOM:** 11'2" x 5'8" Pvc double glazed window to rear, one and a half bowl sink unit, range of fitted wall and base units, recesses for washing machine and dryer, fitted fridge/freezer.

**RETURN STAIRS TO FIRST FLOOR LANDING:** 14' x 9' Secondary glazed leaded light window to front, radiator.

**MASTER BEDROOM:** 14'10" x 14'2" Pvc double glazed window to rear, radiator, open fire grate having tiled hearth and recess, double doors to:

**DRESSING ROOM:** 12'2" max / 10'4" min x 10'2" Pvc double glazed windows and French doors to Rear Balcony (being approx. 12' x 12'), two double fitted wardrobes to dressing room.

**EN-SUITE BATHROOM:** 10'3" x 10' plus shower recess Secondary glazed window to front, two pvc double glazed windows to side, matching white suite comprising freestanding, roll top, claw footed bath, wash hand basin, low flushing wc, separate shower cubicle with glazed splash screens, double radiator, heated towel rail, linen cupboard.

**BEDROOM TWO:** 17'9" x 14' max / 10'10" min Two pvc double glazed windows to rear, two radiators, double fitted wardrobe, decorative fire surround.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising shower cubicle, wash hand basin, low flushing wc.

**BEDROOM THREE:** 18'9" max / 14'3" min x 13'1" Secondary glazed leaded light bay window, pvc double glazed window to side, radiator, decorative fire surround with recess and mantle over.

**STAIRS TO SECOND FLOOR LANDING:**



**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.





**BEDROOM FOUR:** 17' max / 15' min x 14'10" Pvc double glazed window to rear, double radiator, decorative wrought iron fire surround. **Walk-in wardrobe:** 6'8" x 6' Having hanging rails and shelving.

**EN-SUITE BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, radiator, tiled splash backs.

**BEDROOM FIVE:** 17'9" max / 10'2" min x 15'2" max / 11'9" min Pvc double glazed windows to side and rear, double radiator, double fitted wardrobe, wrought iron decorative fire surround with tiled hearth.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, radiator.

**BOX ROOM:** 13' x 8' max / 5' min Providing useful storage.

**SIDE GARAGE ANNEXE:**

**Fitted Kitchen:** 15' x 8'6" max / 6' min Single drainer sink unit set into rolled edge work surfaces, fitted wall and base units, integrated oven having hob above, opening to:

**Rear Sitting Room/Conservatory:** 10' X 8'9" Pvc double glazed windows to side and rear.

**First Floor Office/Den:** 23'3" x 11'4" min Offering further potential to be utilised as a gym/games room. Double glazed windows to side and rear, fitted storage shelving into eaves.

**Shower Room:** Window to front, matching white suite comprising shower cubicle, wash hand basin, low flushing wc.

**GARAGE/STORE ROOM:** 19' max / 10'4" min x 16' max / 5'2" min Up and over, outside tap. **Store Room:** 9'6" x 7'10" Having fitted shelving.

**OUTSIDE:** Paved patio area to a most attractive, well stoked and tended rear garden having an abundance of shrubs and bushes, together with mature trees providing a high degree of privacy, staircase leading to first floor balcony.

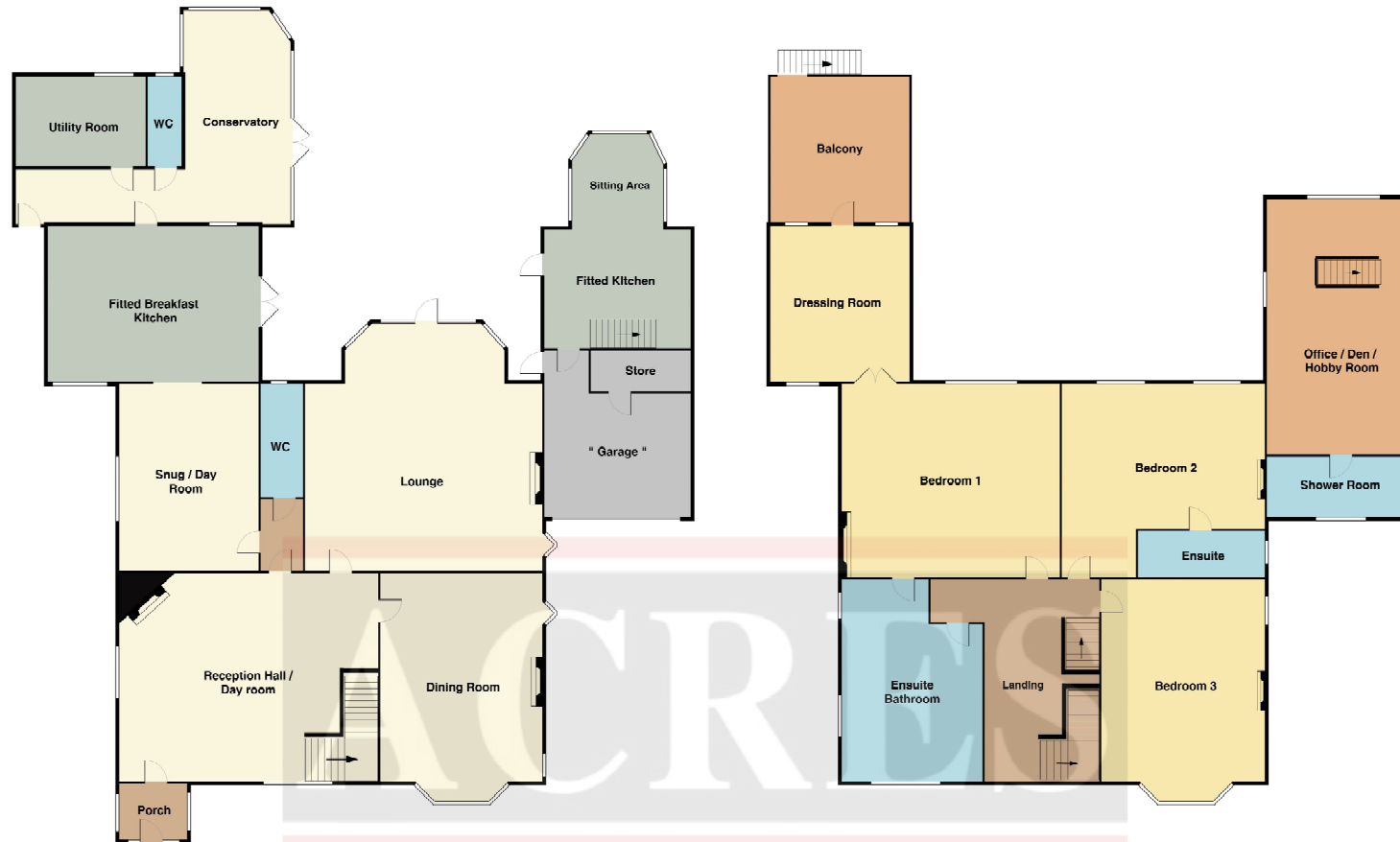


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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Rosemary Hill Road, Four Oaks

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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.