



35 Rosemary Hill Road, Sutton Coldfield
West Midlands **B74 4HL**



35 Rosemary Hill Road, Sutton Coldfield B74 4HL

A beautiful five-bedroom detached family home set in a stunning highly sought-after location. Offer with all furniture, fixtures and fittings, it is a great opportunity to purchase a ready-made home.



Guide price: £1,500,000

Local authority: Litchfield District Council

Council tax band: H



The Property

As you enter the property from the entrance porch, you are welcomed into a grand reception hall filled with natural light; this space features beautiful grey marble flooring and a stately wooden staircase. The fabulous central staircase leads from the reception hall to a large gallery landing, giving access to the first-floor accommodation.

Just off the reception hall is a generously sized drawing room with gleaming white marble flooring and a large feature fireplace, where a cinema screen can electrically drop down in front so that the rooms dual purpose as a cinema room can be taken advantage of. Full 4k projector hidden behind automatized painting with control 4 system 7.1 'Dolby Atmos' sound system.

Sliding doors lead through to the extensive family/entertainment room housing a bar, also featuring white marble flooring throughout and leading through to the beautiful 29' x 23'7 conservatory which has full under floor heating - a fabulous area for entertaining family and friends.

A study provides a quiet space for work from home and bespoke furniture provides storage and desk space. The dining room is an impressive space with beautiful grey marble flooring, and it provides a more formal atmosphere for family dinners. The guest WC is fitted with a vanity sink unit and down lit mirror.

The open plan kitchen/breakfast room has tiled flooring and a high glass modern wall and base units giving it a contemporary feel, the island unit with breakfast space provides extra preparation space and has a gas hob inset and extractor above, a wall mounted television makes the room a versatile family space.

The utility room is accessed from the kitchen and the contemporary feel is followed through, a stainless-steel sink is inset and there is a washing machine, dryer and American style fridge freezer. It provides access into the properties triple garage space. A ground floor shower room with modern white suite completes the ground floor.





Upstairs

The first-floor accommodation starts with a glorious landing, flooded with light from the front facing window, doors lead onto the bedrooms and family bathroom. The spacious principal bedroom suite has a range of bespoke fitted storage with a large dressing room and an en suite shower room boasting a large walk-in shower, tiled walls and flooring and a bidet. The whole suite has underfloor heating making it a cosy but luxurious space. A balcony overlooking the front grounds is accessed from the bedroom by large sliding doors.

Bedroom two also benefits from fitted furniture and is generously sized, serviced by a beautiful en suite - a white suite includes WC, bidet, large bath with enclosed spa style shower and vanity sink. The en suite is Jack and Jill style shared with bedroom five. Bedrooms three and four both have the benefit of fitted storage. The well-appointed house bathroom completes the first-floor accommodation. The property is fully alarmed and has Hikvision CCTV.







Gardens & Grounds

The rear garden is a sight to behold, impressive in size and a beautiful space for families, mature but landscaped and with the benefit of a hot tub in gazebo, its an area that anyone can enjoy.

A triple garage offers parking and storage with three electrically operated doors.

The frontage is approached by grand electric gates and a driveway leads to the front of the house, mature trees and shrubs surround and provide privacy from the main road. Both front and rear gardens are lit by LED lighting.





Location

A beautiful five-bedroom detached family home set in a stunning highly sought-after location; on a private gated plot on the much sought after Rosemary Hill Road, Four Oaks area of Sutton Coldfield, near to Little Aston Golf Club. 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 provides an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Rosemary Hill Road is within the catchment areas for both 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.

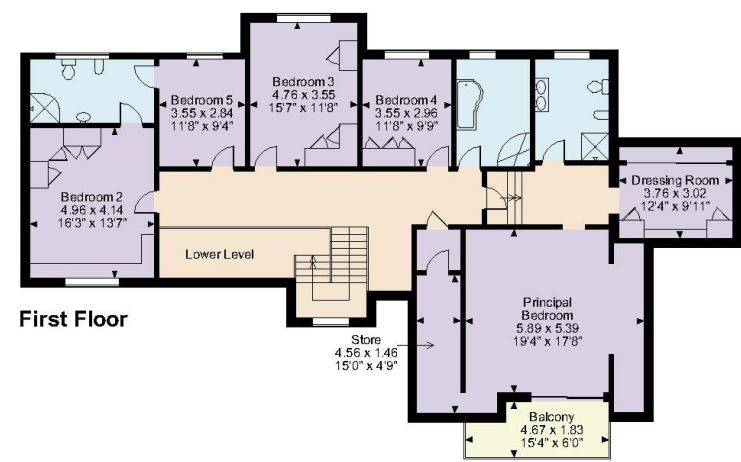
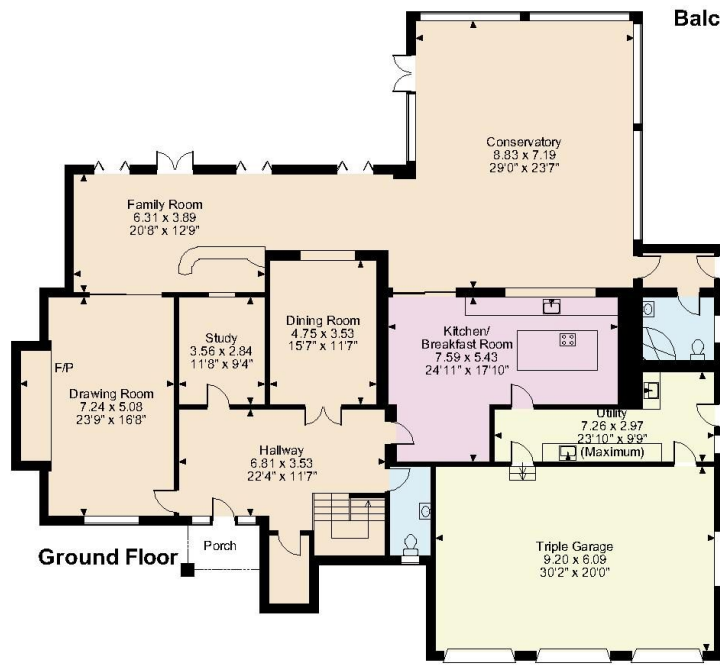
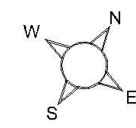
Directions

Head towards Four Oaks on the A5127, at the roundabout, take the third exit and stay on A5127, at the next roundabout continue straight onto Four Oaks Road. Turn left at the traffic lights onto Streetly Lane and then take the fourth exit at the roundabout onto Rosemary Hill Road, the property will be on the left-hand side.

Distances

Streetly village 0.75 miles, Sutton Coldfield town centre 3 miles, Birmingham 8 miles, Lichfield 7 miles, M6 Toll (T5) 5 miles, M6 (T7) 6 miles, M42 (J9) 10 miles, Birmingham International/NEC 16 miles (Distances and time approximate).

Rosemary Hill Road, Sutton Coldfield
Approximate Gross Internal Area
Main House = 4820 Sq Ft/448 Sq M
Triple Garage = 603 Sq Ft/56 Sq M
Balcony external area = 84 Sq Ft/8 Sq M
Total = 5423 Sq Ft/504 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Knight Frank
Knight Frank West
Midlands
 102 Colmore Row
 Birmingham B3 3AG
knightfrank.co.uk

I would be delighted to tell you more
Sarah Briggs
sarah.briggs@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated October 2024. Photographs and videos dated March 2023.
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

