

**ACRES**  
*Collection*

190 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HS



## OFFERS AROUND - £900,000

Occupying a substantial and private plot in one of the area's most desirable residential locations, this impressive detached Freehold family home offers exceptional living accommodation perfectly suited to modern family life. Ideally positioned within easy reach of a wide range of amenities, the property benefits from access to highly regarded schools for all ages, excellent shopping facilities, and superb transport connections, including nearby bus and rail services.

Approached via electrically operated remote controlled gates, the property immediately creates a striking first impression. A generous fore garden and extensive driveway provide ample parking for multiple vehicles, while the mature, enclosed grounds offer an excellent degree of privacy and security. Further enhancing peace of mind, the home is fitted with a comprehensive alarm system and benefits from PVC double glazing and gas central heating throughout (where specified).

Designed with both comfort and entertaining in mind, the property incorporates a range of premium features, including Bose integrated speaker systems and sophisticated zone-controlled lighting to selected rooms. The welcoming accommodation begins with a fully enclosed entrance porch leading into an impressive reception hall with guest WC. A series of spacious and versatile reception rooms provide outstanding flexibility for family living, comprising an elegant lounge, formal dining room, and cinema room, complete with bi-fold doors opening seamlessly into a large conservatory. These interconnected spaces create an ideal environment for both everyday living and entertaining on a larger scale.

At the heart of the home lies a breakfast kitchen, comprehensively fitted with an extensive range of quality units and complemented by stylish quartz work surfaces. The first floor continues to impress, offering five generously proportioned bedrooms designed to accommodate growing families with ease. Two of the bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a family bathroom featuring a relaxing whirlpool bath. A garage provides additional storage and practicality.

Combining generous proportions, high quality features and a highly sought after location, this outstanding family residence represents a rare opportunity to acquire a home of significant character and versatility. Early internal inspection is strongly recommended to fully appreciate the scale, specification and lifestyle on offer.



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Set back from the roadway behind a substantial fore garden and multi vehicular block paved driveway, there is outside low level courtesy and garden lighting. The driveway is accessed via remote controlled electric gates with further railings to the side. Access is gained to the accommodation via pvc double glazed door which opens to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front and side and further door with obscure double glazed insets opens to:

**WELCOMING RECEPTION HALL:** Pvc double glazed windows to side, tall feature radiator, wood laminate flooring, stairs off.

**GUESTS' WC:** Low flushing white WC with feature shaped bowl wash hand basin with side ledge, tiled floor and splash backs, chrome ladder style radiator.

**SPACIOUS LOUNGE:** 24'1" max / 21'9" min x 11'4": Pvc double glazed square bay window to front, under floor heating with thermostat control, Bose stereo speakers (available by separate negotiation) and Lutron zone lighting control panel. Bi-fold double glazed doors open to:

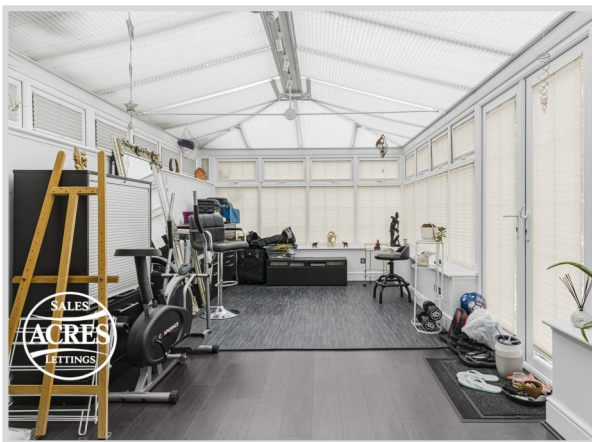
**CINEMA ROOM:** 17' x 15'4": Generous family room having feature vaulted ceiling with two double glazed windows to side and rear, Bose stereo speakers (available by separate negotiation) together with HD projector and remote controlled retractable screen, Lutron zone lighting control panel, under floor heating with thermostat control, double glazed door to outside, double glazed bi-fold doors open to:

**REAR CONSERVATORY:** 19'6" x 10'6": Pvc double glazed windows to side and rear elevations with double glazed doors out, stereo speakers, under floor heating with thermostat control.

**DINING ROOM:** 21'9" x 13'10": Pvc double glazed square bay window to front, double radiator.

**FITTED BREAKFAST KITCHEN:** 18'3" max / 7'9" min x 11'6" max / 9'8" min: Two pvc double glazed windows to rear, large stainless steel bowl sink inset into quartz work surfaces with return upstands, Siemens stainless steel fitted gas hob having matching extractor canopy above and elevated stainless steel double oven, integrated dishwasher and a further range of matching units and wide pan drawer units, each with stainless steel handles, space for table, Bose ceiling stereo speakers (available by separate negotiation).

**STAIRS TO LANDING:** Pvc double glazed window to front.



**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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**BEDROOM ONE:** 18'3" max / 15'2" min x 10'2" max / 8'2" min: Two pvc double glazed windows to front, feature radiator, three double and two single fitted wardrobes, three sets of drawer units with wooden/dressing tops over, two double built in storage cupboards over bed.

**EN-SUITE SHOWER ROOM:** Enclosed double shower cubicle with glazed splash screens, vanity wash hand basin with double base unit beneath, tiling to walls, chrome ladder style radiator.

**BEDROOM TWO:** 11'6" x 10'6": Pvc double glazed window to rear, radiator, two fitted wardrobes with central dressing table unit, glazed storage/display cupboards and fitted central mirror, additional double built in wardrobe, wood laminate flooring.

**EN-SUITE SHOWER ROOM:** White enclosed shower cubicle with glazed splash screens and multi head shower, glass bowl wash hand basin, chrome ladder style radiator, tiled splash backs.

**BEDROOM THREE:** 14'1" max / 6'8" min x 10' max / 6'9" min—to wardrobe doors: Pvc double glazed window to rear, three double fitted wardrobes, double radiator.

**BEDROOM FOUR:** 14'7" x 7'7": Pvc double glazed window to rear, double radiator, double and single fitted wardrobes with wide storage shelf, matching dressing table with double base unit.

**BEDROOM FIVE:** 11'6" x 6'3": Pvc double glazed window to front, double built in wardrobe, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching well appointed white suite comprising whirlpool/air jet bath, wash hand basin, low flushing WC, tiling to walls and floor with inset LED lights, chrome ladder style radiator, under floor heating.

**GARAGE:** 16'8" x 7'9" (Please check the suitability of this garage for your own vehicle): Having plumbing and space for washing machine, central heating boiler, door to kitchen.

**OUTSIDE:** Paved patio area to an enclosed lawned rear garden having timber fencing.



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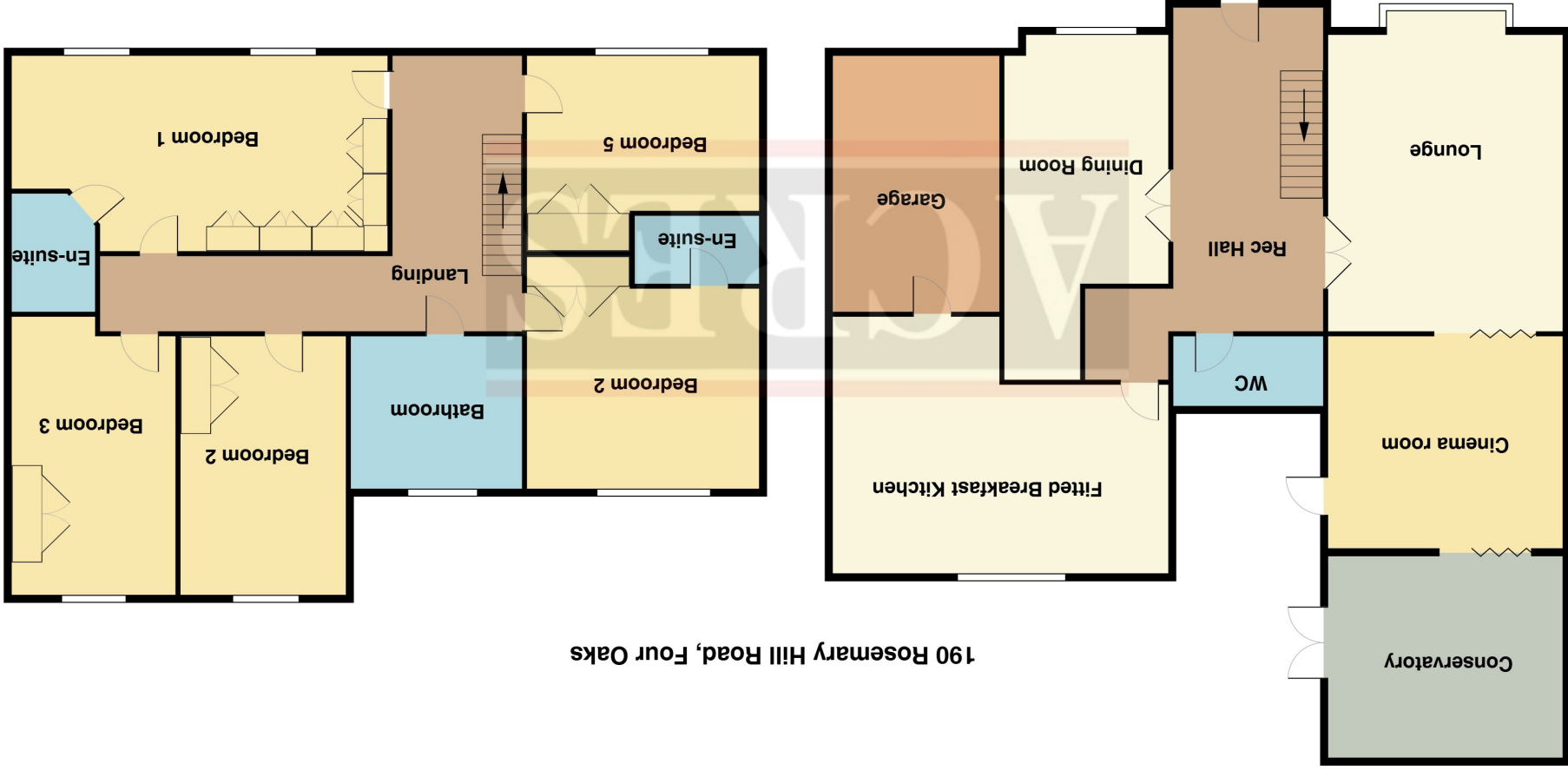


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**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

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

Current	Potential
59 D	75 C

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, 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.