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170 ROSEMARY HILL ROAD, FOUR OAKS, B74 4HN

## OFFERS AROUND - £1,075,000

Situated on the highly regarded Rosemary Hill Road in the heart of Four Oaks, this impressive detached family home occupies a prime position on one of the area's most desirable and sought after roads. The location is particularly popular with families due to its excellent school catchments, including well regarded local primary and secondary schools. The property is also conveniently positioned close to Mere Green, offering a range of cafés, restaurants, shops and supermarkets, while Blake Street railway station is easily accessible, providing excellent commuting links via the Cross City rail line and convenient access to surrounding areas.

Occupying a generous plot with private frontage, the property is approached via a private driveway providing ample off road parking and access to a double garage. Internally, the home offers spacious and versatile accommodation ideal for modern family living. The ground floor briefly comprises a welcoming entrance hallway leading to a well proportioned lounge, a separate formal dining room, and a sun room overlooking the rear garden, which offers a versatile additional reception space suitable for a variety of uses. The property also benefits from a dedicated cinema room, providing an excellent space for entertaining or relaxing with family. At the heart of the home is a large breakfast kitchen/diner, offering ample workspace, storage and room for informal dining, creating a central hub for everyday living. A separate utility room adds further practicality.

To the first floor, the property features four generous double bedrooms. The principal bedroom benefits from a private en-suite shower room and a dressing room with built-in wardrobes, having access to a rear balcony overlooking the garden. The remaining bedrooms are served by a well appointed bathroom. Externally, the home enjoys a generous, private and mature rear garden. The property also offers scope for further extension or development, subject to the necessary planning permissions and consents.

Set back from the roadway behind a substantial driveway, having borders with mature shrubs, bushes and trees providing a good degree of screening, the property is accessed via glazed double doors into:



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**PORCH:** Tiled flooring, front door with stained glass inset opening into:

**LARGE, WELCOMING RECEPTION HALL:** Oak effect flooring, radiator, stairs off, doors to:

**GUESTS CLOAKROOM/WC:** Low level wc, built-in wash hand basin, tiled splash backs, part tiled walls, tiled flooring, radiator.

**DINING ROOM:** 15'6" max / 12'11" min x 12'2" Pvc double glazed bay window to front, coal effect feature fireplace, marble hearth, contemporary surround and mantle, radiator.

**LOUNGE:** 21'5" x 13'2" Pvc double glazed window to front, large coal effect feature fireplace with decorative stone surround, radiator, glazed doors to:

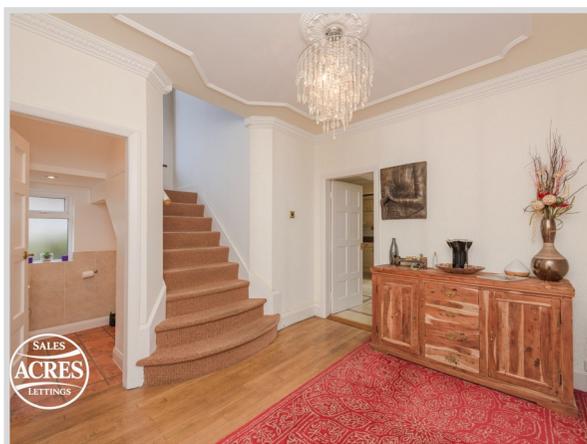
**SUN ROOM:** 18'5" x 13'10" max / 12'2" min Double glazed bi-fold doors to rear, double glazed windows to side and rear, over looking rear garden, doors to:

**SNUG/HOME OFFICE:** 11'4" x 8'11" Pvc double glazed window to rear, wall mounted gas fire, currently utilised as a cinema room but has potential to be a play room/snug/home office as preferred, door to side.

**FITTED BREAKFAST KITCHEN:** 17'5" x 14'7" max / 12'2" min Pvc double glazed window to rear, double Belfast sink unit set into granite work surfaces, tiled splash backs, there is a range of matching units fitted to both base and wall level including a variety of drawers, built-in trash compactor, central island having breakfast bar with space for six stools, space for Range style cooker with built-in extractor canopy over, access to large pantry cupboard with glazed window to side, fitted wall and base units with co-ordinating granite work surfaces and space for full height fridge and freezer, door to side leading to:

**SIDE LOBBY:** Pvc obscure double glazed door to front, tiled flooring glazed door to side into:

**UTILITY ROOM:** Pvc double glazed windows to front and side, stainless steel sink/drain unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level, space and plumbing for washing machine and dryer, tiled flooring, radiator.



**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.





**STAIRS TO LANDING:** Stained glass window to side, oak effect flooring, large useful storage room with glazed window to front, doors to:

**BEDROOM ONE:** 16'10" max / 14' min x 13'1" Pvc double glazed window to front and double French doors to rear balcony overlooking rear garden, radiator, archway into:

**DRESSING ROOM:** 15'3" x 8'9" Space for five double and two single wardrobes, dressing table, radiator.

**EN-SUITE SHOWER ROOM:** 10'1" x 8'8" Pvc double glazed window to front, matching suite comprising double walk-in shower cubicle with twin sprays and glazed shower screen, his and hers wash hand basins with vanity units below, storage/display shelving, tiled floor, radiator, separate heated towel rail.

**BEDROOM TWO:** 16'1" max / 12'10" min x 12'3" Pvc double glazed bay window to front, space for three double wardrobes and dressing table, radiator.

**BEDROOM THREE:** 13'3" x 11'2" Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 10'5" x 10'4" Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** 13'5" x 7'3" Obscure double glazed window to rear, matching suite comprising bath with tiled surround and feature tiled splash backs, double walk-in shower cubicle having glazed shower screen and matching feature tiled splash backs, his and hers wash hand basins with vanity units below, chrome ladder style radiator, additional radiator.

**GARAGE:** 27'9" x 9' Double electric garage doors to front, obscure pvc double glazed window to side, tile effect flooring (**Please check the suitability of this garage for your own vehicle**)

**OUTSIDE:** Side paved pathway and paved patio are with feature pond with stone surround and generous lawn, having borders with mature shrubs, bushes and trees.



Council Tax Band: G



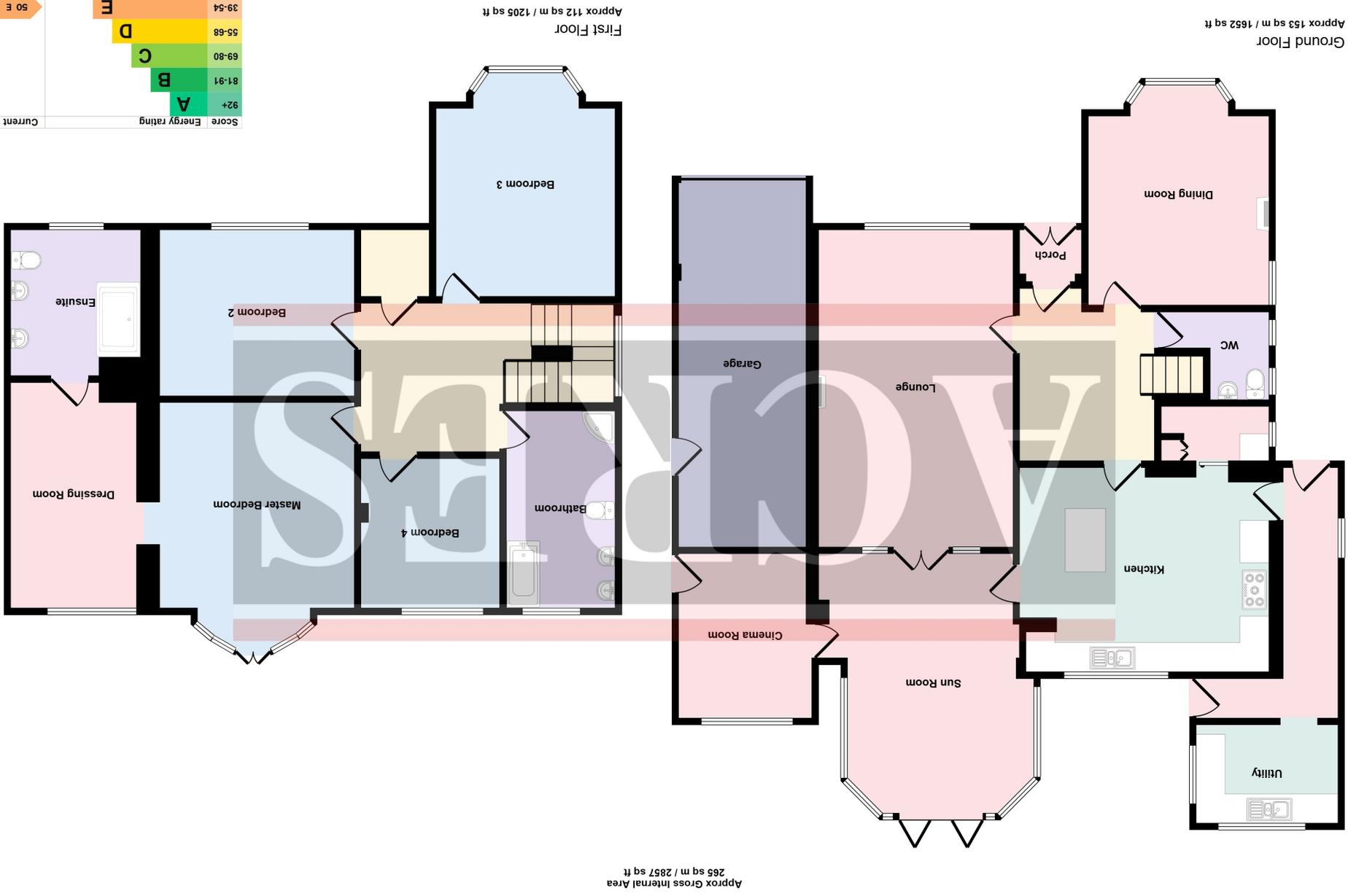
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		50 E
21-38	F		
1-20	G		

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 350.



Approx Gross Internal Area  
285 sq m / 2857 sq ft

Ground Floor  
Approx 153 sq m / 1652 sq ft

First Floor  
Approx 112 sq m / 1205 sq ft