



## Rosemead

84 Rosemary Hill Road, Four Oaks,  
Sutton Coldfield, B74 4HH



**MARK BENTLEY**  
ESTATE AGENT





# Rosemead

84 Rosemary Hill Road, Four Oaks,  
Sutton Coldfield, B74 4HH

*A most impressive & attractive, thoughtfully maintained & enhanced 5 bedroom 5 bathroom freehold detached home with 2 reception rooms, stunning kitchen & large utility all set in good size grounds, including a home office, on this sought after road.*

**Rosemead** has been a very happy family home for the current owners for just under 20 years during which time they have very thoughtfully maintained and enhanced the property.

**Rosemead** occupies a desirable position on this sought after road amongst similar calibre character homes and directly opposite Endwood Drive, Little Aston Park.

Local shopping facilities are available half a mile away on Little Aston Lane, The Crown on Walsall Road and Streetly Village and only 2 miles away at Mere Green. Regular bus services are close at hand and train services to Lichfield, Birmingham and beyond are available at Blake Street Train Station, only one mile away.

Four Oaks benefits from a host of popular primary schools including Four Oaks, Hill West, Mere Green and Coppice Primary Schools and is also the home of Arthur Terry Secondary School which is extremely popular. Sutton Coldfield also has two excellent grammar schools, Bishop Vesey and Sutton Girls.

**Rosemead** is set back from the road behind a large walled foregarden providing parking space for approximately 8 cars.

The gas centrally heated and double glazed accommodation comprises:









## **Ground Floor**

### **Enclosed Porch Entrance**

### **Reception Hall**

Under stairs shoe cupboard.

### **Front Sitting Room 4.11m x 3.92m**

Chimney breast with built in Gazco fire, 2 feature windows facing side and bay window facing front.

### **Large Rear Lounge 6.41m x 4.11m**

Feature stone fireplace with fitted gas coal fire, 2 feature windows facing side and window full height window overlooking the rear garden with double doors to the loggia and patio.

### **Bedroom 5 4.88m x 2.80m**

Window facing front.

### **Stunning Dining Kitchen 7.33m x 5.60m**

Comprehensive range of fitted units with very light pastel coloured doors including fitted base cupboards and drawers with granite topped work surfaces and large breakfast bar/counter, matching full height units and wall cupboards, Range of Neff appliances including oven, microwave, warming drawer, hob unit and extractor hood and dishwasher, large Samsung fridge freezer, more than ample space for a dining table and chairs and further furniture, 3 Velux windows, 2 windows overlooking the garden, double doors to the loggia and patio and door to:

### **Excellent Utility Room 3.09m x 2.56m**

Range of fitted lightly grained units including base cupboards with granite topped work surfaces, matching wall cupboards, space and plumbing for washing machine, space for tumble dryer, Worcester Bosch gas fired combi central heating boiler, window overlooking the rear garden, door to patio and doors to ground floor shower room and garage.

### **Ground floor Shower Room**

Corner shower cubicle, pedestal wash basin, WC, full height wall tiling and heated towel rail.









**Garage 4.69m x 2.80m**

Up and over entrance door.

**First Floor****Landing**

Large hatch to loft area, window facing front and doors to:

**Bedroom 1 3.97m x 3.03m**

Wall mounted dressing table with 2 drawers under, window facing front and open access to:

**Dressing Room**

Fitted wardrobes and shelving and drawers and door to:

**En-suite Shower Room**

Corner shower cubicle, wash basin set on tiled plinth with storage cupboard & WC, full height wall tiling, floor tiling, 2 Velux windows, heated towel rail, fitted toiletries cupboard, and fitted mirror.

**Bedroom 2 4.11m x 3.30m**

Fitted double wardrobe with sliding doors, window overlooking the rear garden and door to:

**En-suite Shower Room**

Shower cubicle, fitted units inset with wash basin, WC, toiletries cupboard, fitted mirror, heated rail, floor tiling and full height wall tiling and window facing side.

**Bedroom 3 4.11m x 3.15m**

Fitted dressing table and mirror with surround lighting, window facing front and door to:

**En-Suite shower Room**

Corner shower cubicle, wash basin set in unit with drawer and cupboard under, WC, heated towel rail, recess housing medicine/toiletries cupboard, floor tiling and full height wall tiling.

**Bedroom 4 3.04m x 3.03m**

Fitted double wardrobe with sliding doors and window facing rear.

**Family Bathroom**

Panelled bath, corner shower cubicle, fitted units with cupboards and drawers and inset with wash basin and WC, toiletries cupboard, heated towel rail, floor tiling, full height wall tiling and window facing rear.

**Outside**

**Wide side entrance** Wrought iron entrance gate

**Loggia****Large East Facing Rear Garden**

Full width paved patio, extensive lawn, a variety of shrubs, feature rockery with raised garden terrace, further rockery and lawn and garden shed.

**Excellent Home Office/Gym (Set in the rear garden)**

This large well built timber lodge has power, lighting, & Internet access, windows overlooking the garden and double doors to the garden.

**General Information****Tenure**

Freehold

**Council Tax Band G****Viewing**

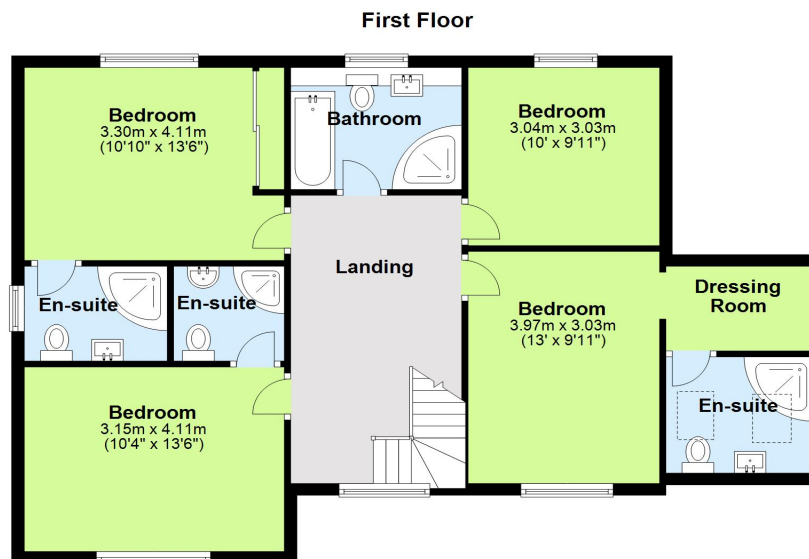
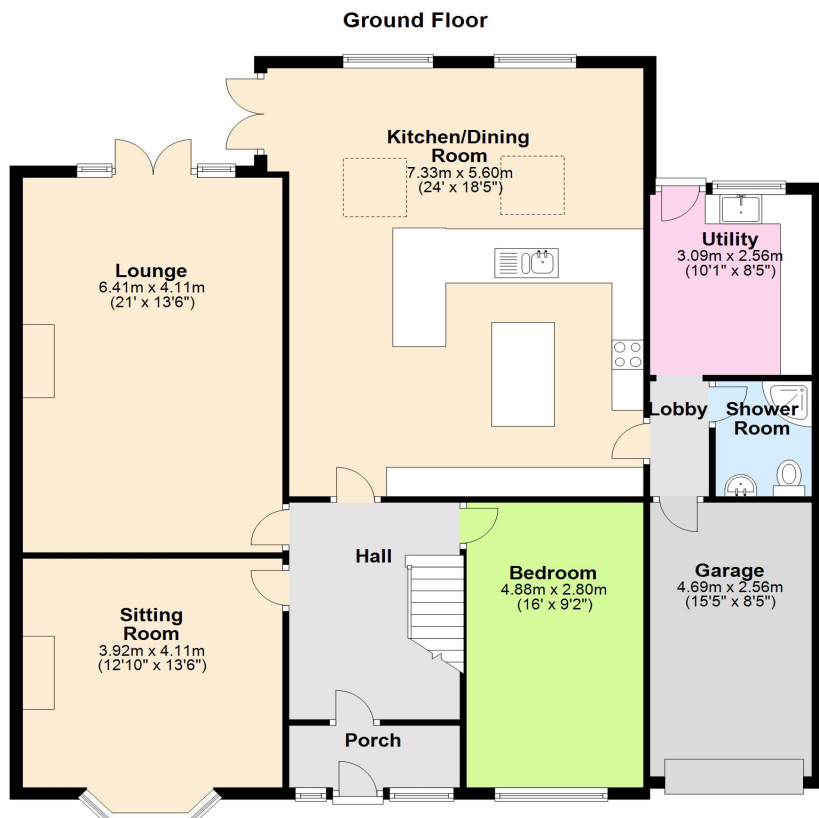
Call 0121 353 6212 or 07786 035 065 or email: [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



**MARK BENTLEY**  
ESTATE AGENT



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.