



£2,000,000

Rosemary Hill Road, Sutton Coldfield, B74

Detached House | 5 Bedrooms | 4 Bathrooms

0121 249 6207

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Step Inside

Key Features

- Ultra Modern Superhome
- Incredible Specification & Finish
- 5/6 Double Bedrooms
- Large Privately Gated Driveway
- Open Plan Kitchen
- Cinema Room
- Sauna and Steam Room
- Optional Pool House and Gym

Property Description

VIEWING DAY SATURDAY 20/01/2024 (Appointment Only).

A resplendent and impressive fully renovated home in the heart of Four Oaks. Offering over 5000 square feet of truly exemplary living space, Sapna House is sure to be one of Sutton Coldfield's most luxurious homes and a real must see!

Main Particulars

VIEWING DAY SATURDAY 20/01/2024 (Appointment Only)

The Gold Collection is proud to present Sapna House. A resplendent and impressive fully renovated home in the heart of Four Oaks. Offering over 5000 square feet of truly exemplary living space, Sapna House is sure to be one of Sutton Coldfield's most luxurious homes.

Ideally located on the highly sought-after Rosemary Hill Road, this imposing property stands proud with its unique and contemporary architectural design and delivers tremendous curb appeal.

Due for completion December 2023, Sapna House offers a unique and exciting opportunity for a prospective buyer to have input on the final touches of this magnificent development, including interior design specifications, colour schemes and finish. The option to add further outbuildings for a potential gym/pool would also take the house up to a total of 6300 square feet.

The house is approached via an attractive block paved driveway, secured by a gorgeous brick built perimeter wall with electronic automatic gates and offering off-road parking for 4 cars.

You are welcomed into the property via a stunning entrance hallway that immediately sets the tone for the impeccable finish and luxurious feel that you can expect throughout the home. Traditional wall panelling, herringbone flooring and black interior doors all add to the wow factor of this grand entrance.

The ground floor briefly comprises of a large open plan kitchen/living area, formal dining room, a snug, home office, utility, downstairs W/C and a garage. The ground floor benefits from underfloor heating and the option for air conditioning.

Open Plan Kitchen / Living Room:

Undoubtedly the heart of the home is the outstanding open plan kitchen, perfect for hosting and entertaining guests. Expansive 5 metre wide bifold doors provide breath-taking panoramic views of the rear garden and access onto the patio terrace.

The kitchen area benefits from quartz worktops and boasts a full range of integrated appliances, including a full height fridge, full height freezer, 4 ovens, integrated microwave, 2 dishwashers, induction hob and an instant boiling water tap, all centred around a stunning island and breakfast bar. Impressive black sliding crittall doors lead into;

Formal Dining Room:

A truly exceptional formal dining area with ample space for a large 12 seater dining table. The dining room also benefits from a bar/wine casement feature wall and bifold doors leading onto the garden terrace.

First Floor:

One of the stand out features to Sapna House is it's incredibly spacious room sizes and the even more impressive high ceilings, providing a real sense of voluminous space. The first floor presents a generous offering of 4 double bedrooms, two of which are complemented by their very own dressing rooms and en-suite bathrooms. Each of the first floor bedrooms also benefit from air conditioning.

Second Floor:

The second floor offers another incredibly spacious double bedroom with a French Door Juliet balcony offering stunning views of the rear garden. The second floor bedroom suite also features a walk-through dressing corridor, leading you into an en-suite bathroom.

The second floor offers one of the stand out features to the home, with a huge fully fitted cinema room. The top floor benefits from the highest ceilings in the home at an astonishing 2.9m, allowing the cinema to accommodate genuine tiered seating. The second floor also benefits from air conditioning.

Location:

Four Oaks benefits from excellent transportation links and 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 and HS2 in the future. The Four Oaks train station connects residents to Birmingham New Street and Lichfield City, making commuting to nearby cities convenient.

Day to day amenities can be found a short distance from the property. Mere Green offers a selection of supermarkets and an array of restaurants, bars, boutique shops and salons, all in walkable distance from the property.

Four Oaks tennis club is located at the end of Luttrell Road, Moor Hall and Little Aston Golf Club are close by.

Sutton Coldfield provides excellent schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.



Telephone: 0121 249 6207

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