



10 Rosemary Drive, Sutton Coldfield, West Midlands, B74 3AG

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

The logo for Paul Carr Estate Agents is located in the bottom right corner. It features a large, stylized white 'C' on a dark blue background. To the right of the 'C', the name 'PAUL CARR' is written in a white, serif font, with 'PAUL' above 'CARR'. Below the name, 'Estate Agents' is written in a smaller, italicized white font. At the bottom of the logo, the text 'EXCLUSIVE AND RURAL HOMES' is written in a white, sans-serif font.

A spacious five bedroom detached family home set behind a gated drive on this highly prestigious road within Little Aston Park, sold with the benefit of NO UPWARD CHAIN. Enjoying a private setting on a corner plot, this delightful home offers immense potential to be modernised and enhanced to create a truly stunning home on this exclusive private state.

The accommodation briefly comprises four reception rooms, a spacious breakfast kitchen and five generous bedrooms with bedroom one benefitting from a dressing room and ensuite bathroom. For the sporting enthusiast there is Aston Wood Golf Club on Blake Street, Four Oaks Cricket Club on Clarence Road and Little Aston Tennis Club on Little Aston Lane.

There are local amenities on Blake Street which provide a choice of convenience stores, whilst a Coop can be found on Clarence Road. A short drive will take you to the newly developed Mulberry Walk where there is a wide selection of supermarkets, bistros, restaurants, bars and independent shops.

ADDITIONAL INFORMATION

Tenure: We can confirm that the property is Freehold

Council Tax Band: We can confirm that the council tax band is 'G' payable to Birmingham City Council.

Viewings: Strictly via appointment through our Exclusive and Rural Homes Department on 0121 308 5511 or via sales@exclusiveandruralhomes.co.uk

You will not want to miss out on this unique opportunity. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.



GROUND FLOOR

Triple Car Garage

Entrance Porch

Hallway

Lounge 15' 1" x 21' 10" (4.59m x 6.65m)

Library 16' 0" x 13' 1" (4.87m x 3.98m)

Sun Room 16' 0" x 12' 0" (4.87m x 3.65m)

Dining Room 17' 1" x 12' 1" (5.20m x 3.68m)

Breakfast Area 17' 10" x 13' 1" (5.43m x 3.98m)

Kitchen 9' 10" x 14' 0" (2.99m x 4.26m)

Utility Room

Bedroom One 15' 10" x 13' 11" (4.82m x 4.24m)

Dressing Area

Ensuite

WC

Inner Hallway

Shower Room

Triple Garage

FIRST FLOOR LANDING OVER GARAGE

Bedroom Five 10' 0" x 14' 11" (3.05m x 4.54m)

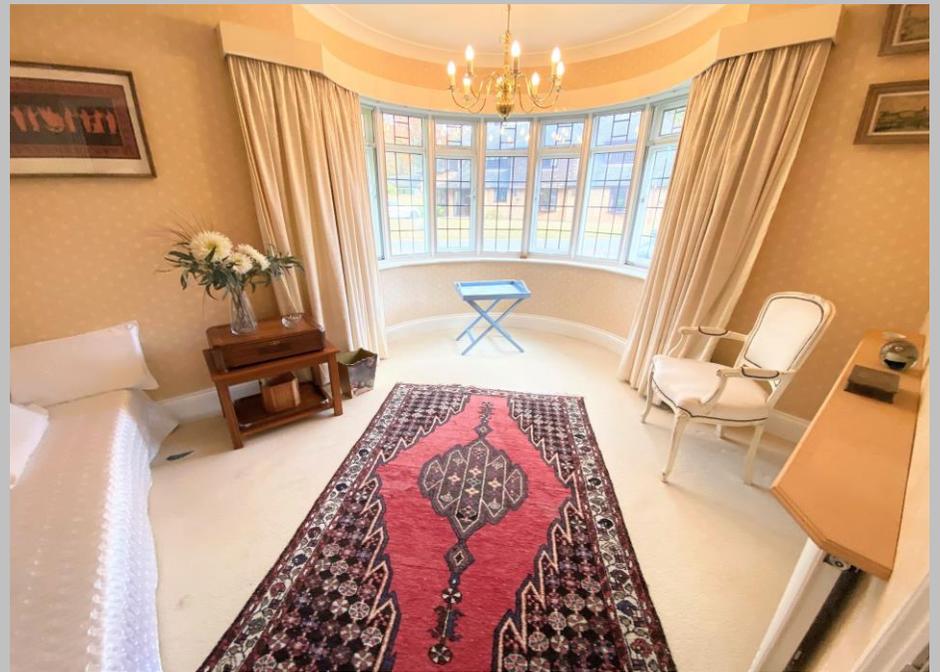
FIRST FLOOR

Bedroom Two 13' 1" x 14' 0" (3.98m x 4.26m)

Ensuite

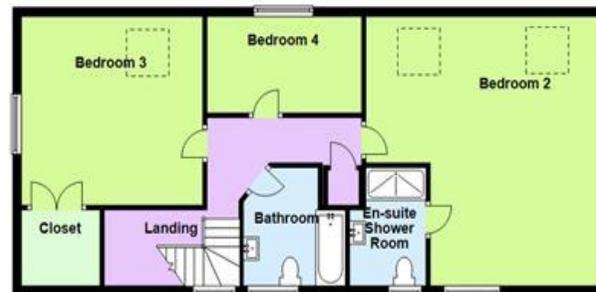
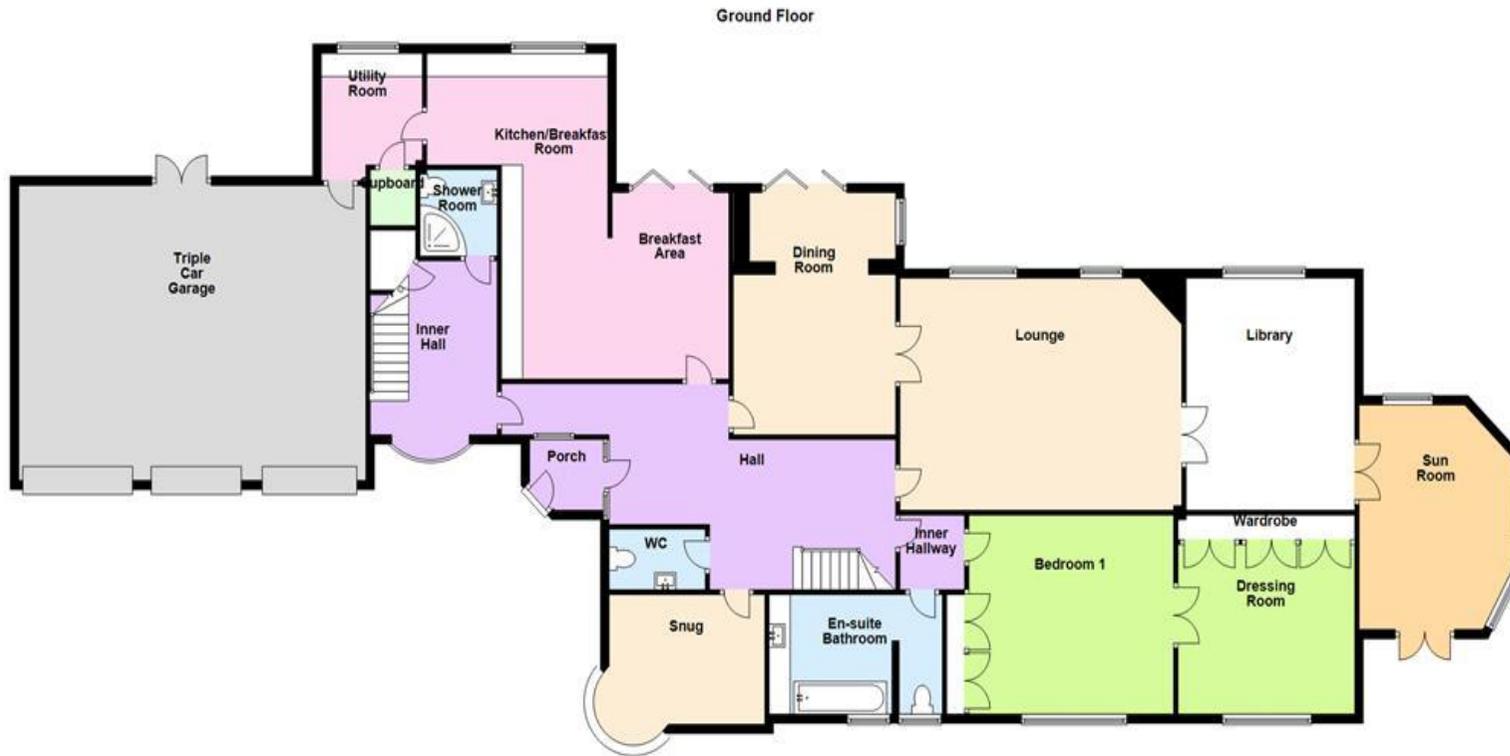
Bedroom Three 13' 1" x 14' 0" (3.98m x 4.26m)

Bedroom Four 6' 1" x 12' 1" (1.85m x 3.68m)



FLOORPLAN

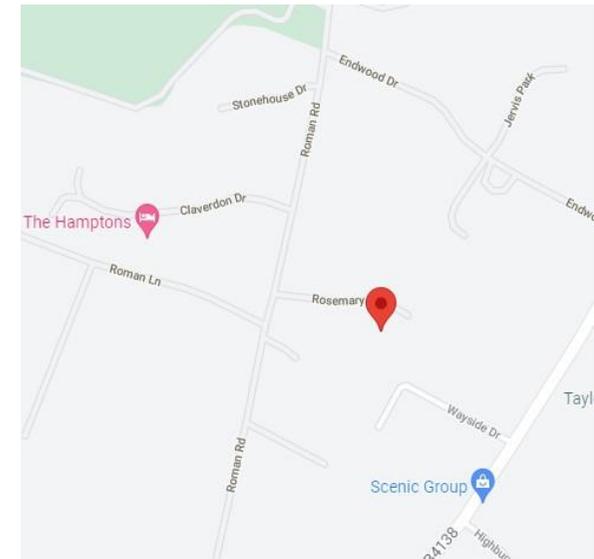
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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