



The Studio, 29a, Rosemary Hill, Little Aston, Sutton Coldfield, B74 4HL

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

This impressive detached family residence offers the discerning purchaser a truly generous proportioned home in excellent condition and well-appointed throughout.

With kerbside appeal this property enjoys a very large and mature plot, part of Rosemary Wood, Little Aston. The attractive elevations are complemented by rustic and rendered brickwork standing well back from the roadside behind a secure gated entrance. Beautiful natural fore gardens with delightful wooded rear gardens offer a high degree of privacy, with extensive lawns, large patio and water feature.

An internal inspection is highly recommended. A featured canopy porch opens into a reception hall with guest cloakroom and a fully fitted WC with generous storage. Double doors give access to a comfortable lounge with an inglenook and antique hearth forming a focal point, with windows to the front elevation and a French door opening to a splendid conservatory with picture windows and double casement doors, providing an excellent room to relax and admire the gardens. A useful study provides a flexible space for home office and double doors open to delightful dining room. Throughout the house within the main rooms all the ceilings are decorated with ornate cornicing.

From the hallway the staircase gives access to a spacious landing providing access to five double bedrooms. Bedroom one is fully fitted with plenty of storage with a luxuriously appointed en-suite bathroom and shower room with full height ceramic wall tiling. A very large family bathroom services the remaining four bedrooms and there is storage under the eaves.

The kitchen/breakfast and family room is at the heart of this home and offers a comprehensive range of quality Broadway style cream base and wall units, surmounted by expensive granite work surfaces with a centre island bar. The kitchen includes a range of integrated appliances, with extensive LED lighting and dual aspect windows to the front and rear. Leading off is a useful utility/laundry room, again with granite and fitted wall units, providing excellent space for white goods with access to the back garden and the inner hallway.

The inner hallway can be accessed via a separate entrance from the front driveway, leading to a reception room, kitchenette and a separate WC. A staircase leads to a generous first floor high-specification office suite, which could potentially offer a versatile space for a principal bedroom suite with en-suite or granny/teenager annex.

The Studio occupies a highly regarded and sought-after position within Little Aston, convenient for all amenities. Little Aston Village and Four Oaks centre provides a comprehensive range of shops, restaurants and bistro dining. Four Oaks and Blake Street railway stations provide ease of access for commuters to Birmingham and Lichfield city centres with regular public transport services to Sutton Coldfield and Four Oaks. Within a 5 minute walk from The Studio is Sutton Park with 2400 acres of iconic parkland with lakes and wooded walks.



Ground Floor Accommodation

Storm Porch

Enclosed Porch 3.12m (10'3") x 1.69 (5'7")

Hall 5.93m (19'6") max x 3.42m (11'2")

Guest Cloakroom

Lounge 8.07m (26'6") x 4.14m (13'7")

Conservatory 5.73m (18'9") x 3.68m (12'1")

Dining Room 4.71m (15'6") x 3.51m (11'6")

Family Room 5.77m (18'11") x 3.75m (12'4")

Kitchen 5.77m (18'11") x 3.23m (10'7")

Study 3.23m (10'7") x 2.32m (7'7")

Utility 3.23m (10'7") x 2.34m (7'8")

Inner Hallway

Second WC

Reception Area 3.31m (10'10") x 2.56m (8'5")

Store Room 2.55m (8.4) x 2.47 (8.1)

Office/Games Room 7.11m (23'4") x 5.41m (17'9")

First Floor Accommodation

Bedroom One 5.05m (16'7") x 4.21m (13'10")

En-suite Bathroom 4.19m (13'9) x 2.31m (7'7")

Bedroom Two 4.26m (14') x 4.15m (13'7")

Bedroom Three 4.74m (15'7") x 3.51m (11'6")

Bedroom Four 4.15m (13'7") x 3.07m (10'1")

Bedroom Five 3.40m (11'2") x 2.31m (7'7")

Bathroom 5.29m (17'4") x 1.87m (6'2")

Outside

Double Garage 6.16m (20'3") x 4.44m (14'7")

Map Location



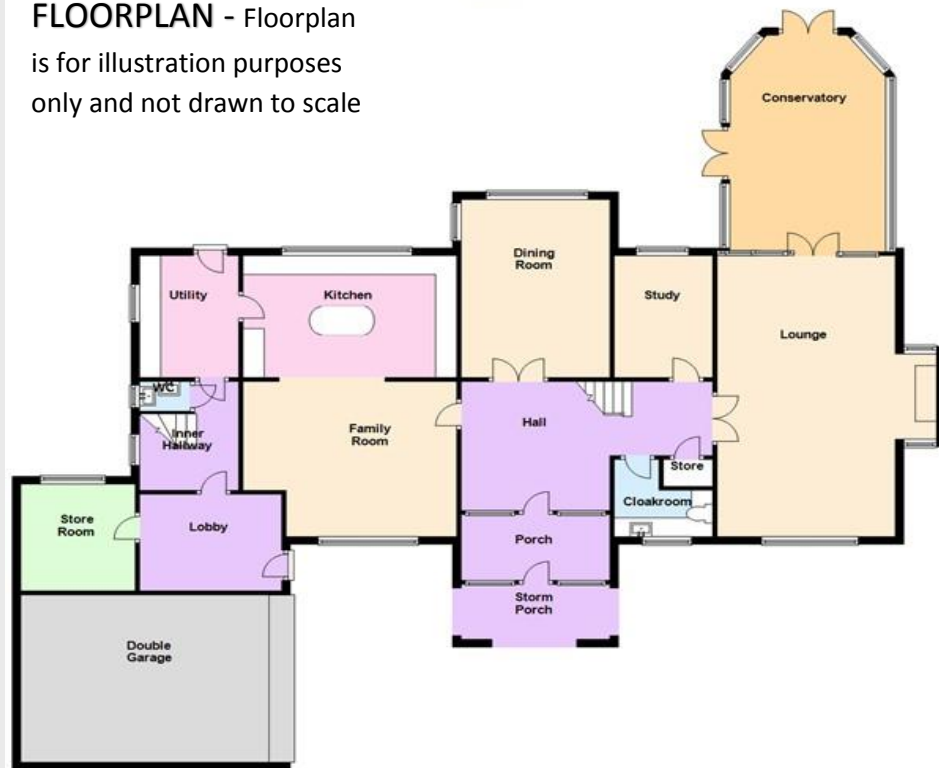
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FLOORPLAN - Floorplan

is for illustration purposes
only and not drawn to scale

Ground Floor



First Floor





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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