

34 ROSEMARY HILL ROAD
SUTTON COLDFIELD
B74 4HL


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Being Sold by Aston Knowles Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies

A home of timeless sophistication, combining comfort, space, and exceptional outdoor living.

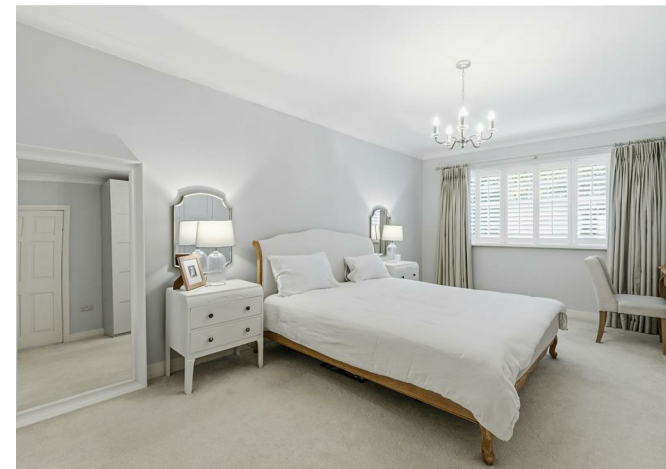
Originally the show home for the St Margarets development (circa 1972), this distinguished residence offers elegant, light-filled interiors and beautifully proportioned living spaces designed for both refined entertaining and relaxed family life. The ground floor features an open-plan kitchen with integrated appliances, formal dining room, generous lounge with feature fireplace and seamless access to the rear garden, supported by practical spaces including a utility room and guest cloakroom.

Upstairs, a spacious landing leads to four well-appointed bedrooms, which includes a principal suite with ensuite shower room and a stylish family bathroom and ample storage. Set within mature, private grounds, the property benefits from an impressive frontage, block-paved driveway, double garage, and an enclosed rear garden with patio, lawn, and multiple seating areas ideal for alfresco dining.

EPC Rating: E

Approximate total floor area: 2208 Sq. Ft or 205 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

A beautiful four-bedroom detached family home set in a stunning highly sought-after Rosemary Hill Road, Four Oaks area of Sutton Coldfield, near to Little Aston Golf Club. Little Aston 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.

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. About 1 mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Bishop Walsh Catholic School, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Primary schools nearby include The Shrubbery School, Penns Primary School, Walmley Primary School, Wylde Green Primary School and Holly Cross Catholic Primary School. Rosemary Hill Road is within the catchment areas for both Four Oaks Primary School and Arthur Terry Secondary School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Description of Property

Arriving beneath a canopy-covered entrance, this distinguished residence immediately sets a tone of understated grandeur. The welcoming reception hall offers an elegant introduction to the home's generous proportions and thoughtful layout. A beautifully appointed guest cloakroom with window sits off the hall, ideal for visiting guests.

The ground floor unfolds into a sequence of exquisitely balanced living and entertaining spaces. At its heart lies a superb open-plan kitchen, impeccably designed with integrated modern appliances and complemented by informal dining creating a refined yet relaxed hub for everyday living. Side access and a separate utility room—with window and direct access to the rear garden—ensure both practicality and discretion. Formal entertaining is effortlessly accommodated in the dedicated dining room, where French doors and flanking windows invite the garden indoors. The generous lounge is a statement in comfort and style, with a feature fireplace and illuminated by five windows, with French doors opening directly onto the rear patio—perfect for seamless indoor-outdoor living. A graceful staircase rises to the first floor, completing the sense of architectural flow.

The first floor is equally impressive, anchored by a substantial landing that enhances the home's feeling of space and calm. The principal bedroom enjoys views over the front of the property and is complemented by a refined ensuite shower room. Bedroom two features built-in wardrobes and is flooded with light from three windows overlooking both the front and side gardens. Bedrooms three and four enjoy tranquil garden views, offering serene and versatile accommodation. A well-appointed family bathroom and additional storage complete this level.

Set within beautifully maintained grounds, a block-paved driveway leads to a double garage, framed by a lawned frontage and mature trees that lend privacy and maturity. Gated side access leads to the private rear garden, fully fenced and richly planted with mature trees, hedging, and evergreens. Designed for both relaxation and entertaining, the garden offers a generous lawn, an elegant patio ideal for alfresco dining, and multiple seating and dining areas—each thoughtfully positioned to capture sunlight and create inviting spaces for hosting or quiet retreat.

This is a home of substance and sophistication, offering refined living, exceptional outdoor space, and an atmosphere of timeless luxury throughout.

Agents Note

Agents Note:

34 Rosemary Hill Road has previously been granted planning permission (now lapsed), for a two storey side extension. Example drawings available on request.

Modern Auction

This Property is Being sold by Aston Knowles Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £10,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.

?If you require any further information, please do not hesitate to contact us.

Distances

- Streetly village ¾ mile
- Sutton Coldfield town centre 3 miles
- Birmingham 8 miles
- Lichfield 7 miles
- M6 Toll (T5) 5 miles
- M6 (T7) 6 miles
- M42 (J9) 10 miles
- Birmingham International/NEC 16 miles

(Distances approximate)

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Directions from Aston Knowles

From the agents' office at 8 High Street, head towards Four Oaks on the A5127. At the roundabout, take the third exit and stay on A5127, at the next roundabout continue straight onto Four Oaks Road. Turn left at the traffic lights onto Streetly Lane and then take the fourth exit at the roundabout onto Rosemary Hill Road.

Terms

- Tenure: Freehold
- Local authority: Birmingham
- Tax band: G
- Average area broadband speed: 150 Mbps but 500 Mbs and 900 Mbs full fibre also available.

Services

We understand that mains water, gas and electricity are connected.





Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

- Photographs taken: February 2026
- Particulars prepared: February 2026

Buyer Identity Verification Fee

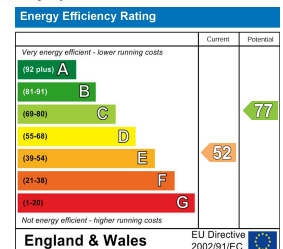
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

34 ROSEMARY HILL ROAD

Approximate gross internal area:
2208 Sq.Ft / 205 Sq. M



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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