

3 JERVIS CRESCENT
SUTTON COLDFIELD
B74 4PW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A charming three-bedroom detached home meticulously maintained and boasting curb appeal. With ample space throughout, it offers comfortable living in a convenient location close to amenities.

Planning Permission: 2023/07346/PA

ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Dining room

Kitchen

Utility room

Guest WC

Garden room

First Floor:

Landing

Principal bedroom with ensuite

Two further bedrooms

Family bathroom

Garden and Grounds:

Integrated double garage

Block paved driveway with ample parking

Laid to lawn rear garden with paved area

Approximate Gross Internal Area: 1,886 Sq Ft (175 Sq M)

EPC Rating: C

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

Day to day amenities can be found in Streetly village with a local convenience store and a selection of restaurants, cafes, and independent outlets.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants, and coffee shops within the Gracechurch Shopping Centre.

Approximately a 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.

Schooling in the area includes Bishop Vesey Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School, Little Aston, Four Oaks Primary School and Arthur Terry School. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

Description of Property

Upon entering the property, you are greeted by a welcoming entrance hallway adorned with neutral walls and ample lighting, setting the tone for the rest of the house. The hallway provides access to the first-floor landing via stairs and the reception rooms on the ground floor.

To the left of the entrance is the spacious drawing room, filled with natural light from the large bay window overlooking the front and double French doors leading to the rear garden patio area.

Adjacent to the drawing room is the open-plan kitchen/dining room, offering a perfect space for family meals. The kitchen features light cabinetry and oak effect worktops, seamlessly integrated with modern appliances, including a fridge freezer, two single ovens, microwave, gas hob, and overhead extractor.

The kitchen provides access to the utility room, which also leads to the guest WC for added convenience and the side of the property.

Completing the ground floor is the garden room, offering panoramic views of the rear garden and serving as an additional sitting room flooded with natural light.

Ascending to the first-floor landing, you'll find access to the bedrooms and the family bathroom. The family bathroom, located at the end of the hallway, features a bathtub, shower cubicle, WC, and sink, with tiled floors and walls and ample storage space.

The principal bedroom, situated to the left of the stairs, is a spacious retreat overlooking the front and rear gardens, flooded with natural light. It boasts its own ensuite with a shower, WC, and sink.

Bedrooms 2 and 3, equally sized, are located on the right side of the hallway, each featuring bay windows offering views of either the front or rear of the property, with plenty of space for occupants to enjoy.

Gardens and Grounds

As you approach the property, you're greeted by a block-paved driveway adorned with well-kept lawns and hedges, enhancing its curb appeal. Ample parking is available, along with access to the double garage for additional parking or storage needs. Convenient side access leads to the rear garden.

The rear garden, predominantly laid to lawn, is meticulously maintained, and features a paved patio area, perfect for outdoor activities and relaxation. Surrounding the garden are fences and mature trees/hedges, providing privacy and a tranquil ambiance.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, slight left onto Streetly Ln/B4151, turn right onto Park View Rd, turn left onto Jervis Cres and the property will be on your right.

Planning Permission

2023/07346/PA

Distances

Streetly Village - 1.7 miles
Sutton Park - 0.8 miles
Sutton Coldfield - 2.4 miles
Birmingham - 8.4 miles
Birmingham International/NEC - 14.4 miles
M6 - 5.4 miles
M6 Toll - 12.4 miles
M42 - 12.7 miles





(Distances approximate)

Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: F

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

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Services

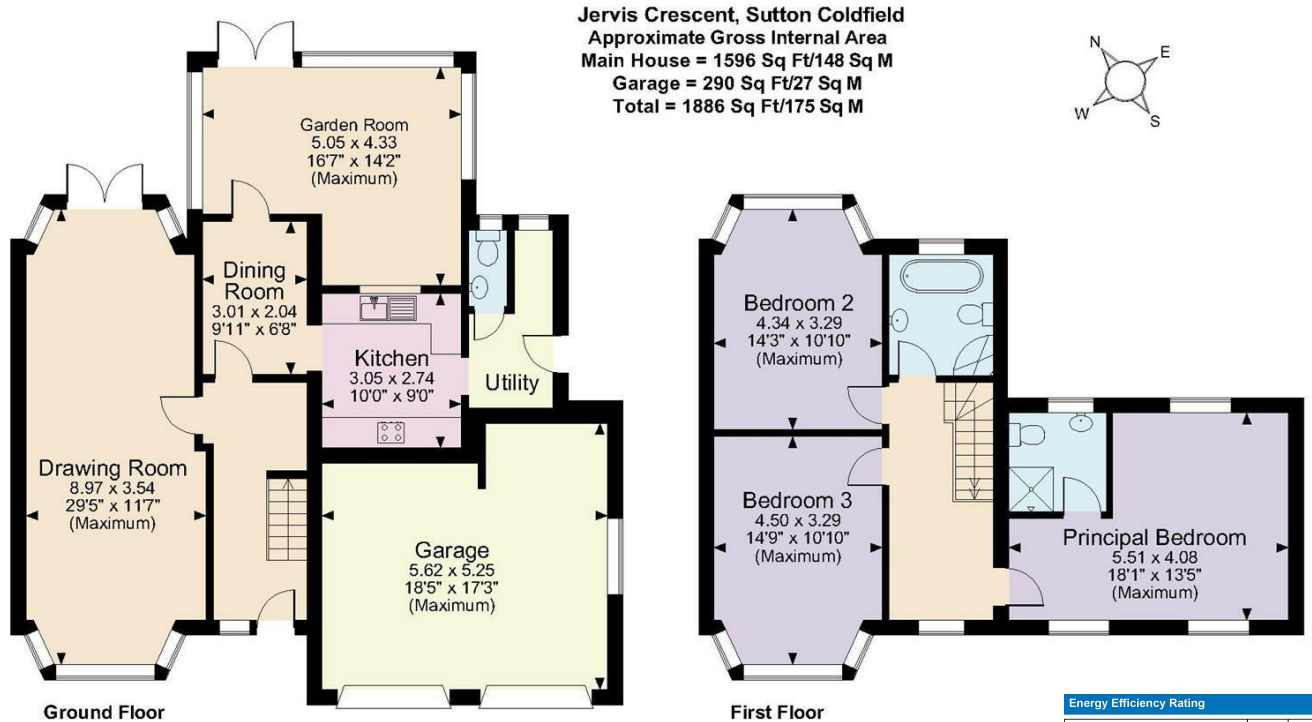
We understand that mains water, gas and electricity are connected.

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: April 2024

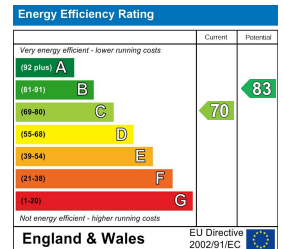
Particulars prepared: April 2024



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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