



Jervis Crescent, Four Oaks,
Sutton Coldfield, B74 4PN

Offers Over £675,000

A Loved Home Full of Potential in a Prime Location - Set back from the road in a desirable location, this much-loved family home is brimming with potential and ready for its next chapter.

With generous proportions and a flexible layout, it offers the perfect foundation for modern family living or a stylish renovation. The welcoming living room opens directly onto the south-east facing garden, creating a wonderful indoor-outdoor flow for relaxing or entertaining. At the front of the house, the dining room benefits from a classic bay window, filling the space with light and charm.

A spacious breakfast kitchen with a large pantry offers scope for customization, while the separate utility room with a cloakroom adds convenience and practicality. Upstairs, there are four double bedrooms, each full of natural light, along with a well-appointed family bathroom. Every room reflects the warmth and care of a home that has been cherished over the years.

Outside, two garages provide ample storage or conversion possibilities (subject to planning), and the mature south-east facing garden is a tranquil retreat, basking in morning and midday sun.

The property is ideally positioned within the catchment area of highly regarded primary and secondary schooling. It is a five-minute walk from Sutton Park. For the sporting enthusiast there is a Tennis Club within walking distance and 2 local golf clubs, 5 minute's drive away. The newly developed Mulberry Walk in Mere Green, offers additional amenities with a community centre, doctors' surgery, dental practices, opticians and hairdressers. There are four highly regarded supermarkets which include Marks and Spencer food hall, Lidl, Aldi and Sainsbury's and a fantastic range of bars, cafes and restaurants.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living Room
3.91m (12'10") x 3.33m (10'11")

Dining Room
3.63m (11'11") x 3.33m (10'11")

Breakfast Kitchen
4.93m (16'2") x 2.84m (9'4")

WC

Utility
4.24m (13'11") x 2.24m (7'4")

Garage

Landing

Bedroom 1
3.93m (12'11") x 3.30m (10'10")

Bedroom 2
4.95m (16'3") x 2.72m (8'11") max

Bedroom 3
3.63m (11'11") x 3.33m (10'11")

Bedroom 4
4.78m (15'8") x 2.32m (7'7")

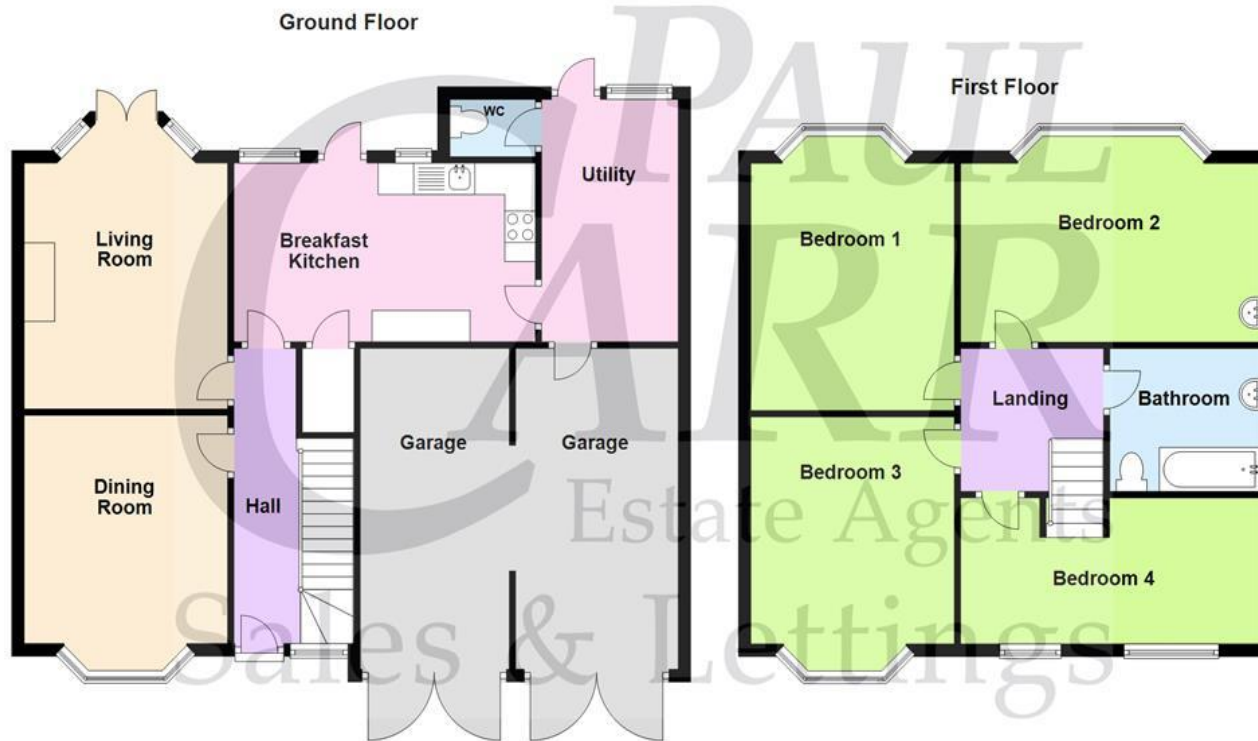
Bathroom





Floor Plan

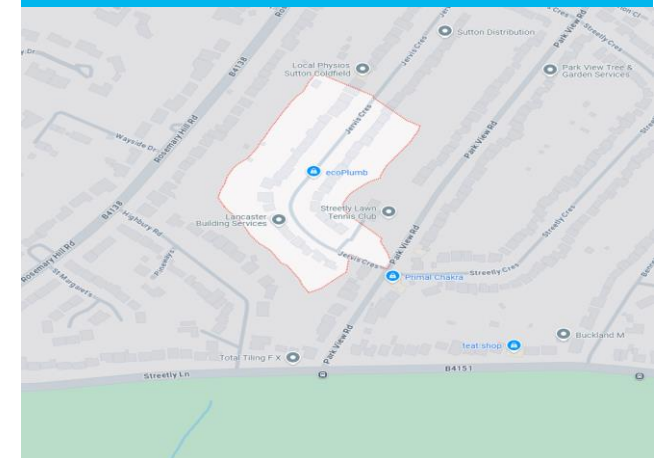
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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Came on the market: