



9 OAKS DRIVE, OFF JORDAN ROAD, FOUR OAKS, B75 5AD

OFFERS AROUND - £1,000,000

This delightful, substantial imposing Freehold detached family home is set in an exclusive, small, gated development, off Jordan Road. Set amidst properties of a similar calibre, within a prime, central and sought after location, the property is located just a short stroll from the heart of Mere Green where you will find a host of restaurants, shops, cafes and other amenities. Similarly placed for excellent public transport links including access to the Cross City rail line at Four Oaks station, the area additionally offers, well regarded and sought after schooling for all ages.

This bespoke, stunning, family home, offers a luxurious lifestyle, being set in a prime location. Relaxation, and everyday living is at the heart of the thoughtfully designed accommodation, in both its living space, together with its exceptional, landscaped, private rear garden. Complemented by gas central heating, together with pvc double glazing, the property has the added security of an alarm system.

On entering the property via its welcoming reception hall, you will find a welcoming deep hallway, having guest cloakroom / wc off, a generous formal lounge, ideal for both entertaining and relaxation, a home office/den, and the option of a formal dining room or further family room. A comprehensively fitted breakfast kitchen over looks the properties mature garden and combines a breakfast area and family sitting area, in turn having a range of integrated appliances and utility room off.

The first floor is accessed via a striking landing, which opens to the property's four double first floor double bedrooms, the master and second bedrooms having en-suite bath and shower rooms. Furthermore there is a well appointed family bathroom, each provided with a white suites.

To the second floor you will find two further bedrooms and a Jack 'n' Jill styled en-suite bathroom, together with a walk-in wardrobe/dressing area, and two additional box rooms, providing useful storage areas. The property of course has a double car garage, all of which to fully appreciate, we highly recommend an internal inspection.

Oaks Drive is accessed via remote controlled electric gates set of Jordan Road. The property has a block paved, multi-vehicular driveway with side lawn and access being gained to the accommodation via:

CANOPY PORCH: Multi-locking front door with double glazed inset opens to:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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DEEP RECEPTION HALL: Obscure double glazed windows to front, radiator, Amtico wood style flooring, cloaks cupboard.

GUESTS CLOAKROOM/WC: Matching white suite comprising bowl wash hand basin with base unit beneath, low flushing wc, display/storage ledge, radiator.

SPACIOUS LOUNGE: 20'6" max / 17'9" min x 15'4" Pvc double glazed windows to front and side, coal effect living flame gas fire set on a black granite hearth having feature fire surround, two radiators.

STUDY/PLAY ROOM: 12'2" x 6'9" Pvc double glazed window to side, radiator.

DINING ROOM/OPTIONAL SNUG: 13' x 10'2" Pvc double glazed double French doors to rear, double radiator.

FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM: 18' max / 12'10" x 14'4" max

Sitting Area: Pvc double glazed double French doors to rear, space for sofa.

Breakfast Area: Space for breakfast table, radiator.

Fitted Kitchen: Pvc double glazed window to rear, one and a half bowl sink unit set into sweeping black granite work surfaces with upstands in run having down lighters over, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, elevated stainless steel oven having separate grill, in turn having microwave above, fitted stainless steel gas hob having splash back and extractor canopy over, tiled flooring throughout.

UTILITY ROOM: 8'6" x 5'8" Pvc double glazed window and door to side, rolled edge work surfaces with recesses for washing machine and dryer, space for fridge/freezer, wall unit, radiator.

RETURN STAIRS TO FEATURE LANDING: Radiator, double airing cupboard.

MASTER BEDROOM: 20'2" max / 14'6" min x 15'4" max / 13'6" min Two pvc double glazed windows to front, two radiators, three double built-in wardrobes.

EN-SUITE BATHROOM: Pvc double glazed windows to side, matching white suite comprising bath, enclosed shower cubicle with glazed splash screen, vanity wash hand basin with fitted base units beneath, low flushing wc, display/storage top, ladder style radiator, tiled floor.

BEDROOM TWO: 12'2" x 10'9" Two pvc double glazed windows to front, radiator.

WALK-IN WARDROBE/DRESSING ROOM: 12'2" x 6'5" Double glazed window to side, radiator, fitted clothes hanging rails.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with drying area, vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator, storage/display ledge, tiled floor.

BEDROOM THREE: 15'1" max / 12'10" min x 10'4" Pvc double glazed window to rear, radiator, recess for wardrobes/dressing table.

BEDROOM FOUR: 12'9" x 10'4" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, vanity wash hand basin having base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, ladder style radiator, tiled floor.

RETURN STAIRS TO SECOND FLOOR LANDING: Radiator.

BEDROOM FIVE: 12'6" x 12'4" Pvc double glazed window to side, two further double glazed windows to rear, double radiator.

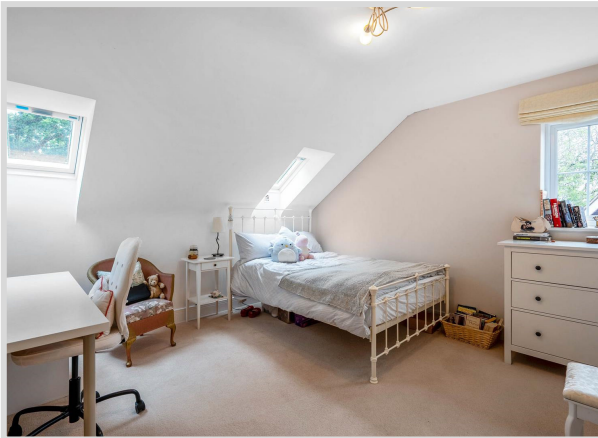
JACK ' N' JILL EN-SUITE BATHROOM: Pvc double glazed window to side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, storage/display ledge, low flushing wc, enclosed separate shower cubicle with glazed splash screen, ladder style radiator, tiled floor.

BEDROOM SIX / OPTIONAL MULTI PURPOSE ROOM: 15'3" max / 12'3" min x 13'4" max x 10'6" / 6'3" min Two double glazed windows to front, radiator, door to en-suite and door to Walk in boxroom 2 / store : 10' x 4"

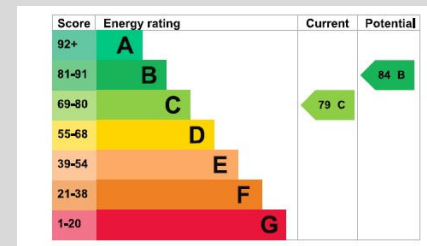
DRESSING ROOM / WALK-IN WARDROBE AREA : 9'10" x 8'3" Double glazed window to rear, fitted clothes hanging rails and shelving, radiator, door opening to Box Room 1 / Store : 22'3" x 4'6" measured at floor level Having part sloping ceiling, radiator.

DOUBLE GARAGE: 19' max / 17' min x 17' max / 9' min Two up and over doors, door to reception hall, door to rear garden.

OUTSIDE: Paved patio area with side decking opens to a delightful, generous and wide rear garden having lawn, flanked by borders providing an abundance of shrubs and bushes, timber fencing and mature trees.

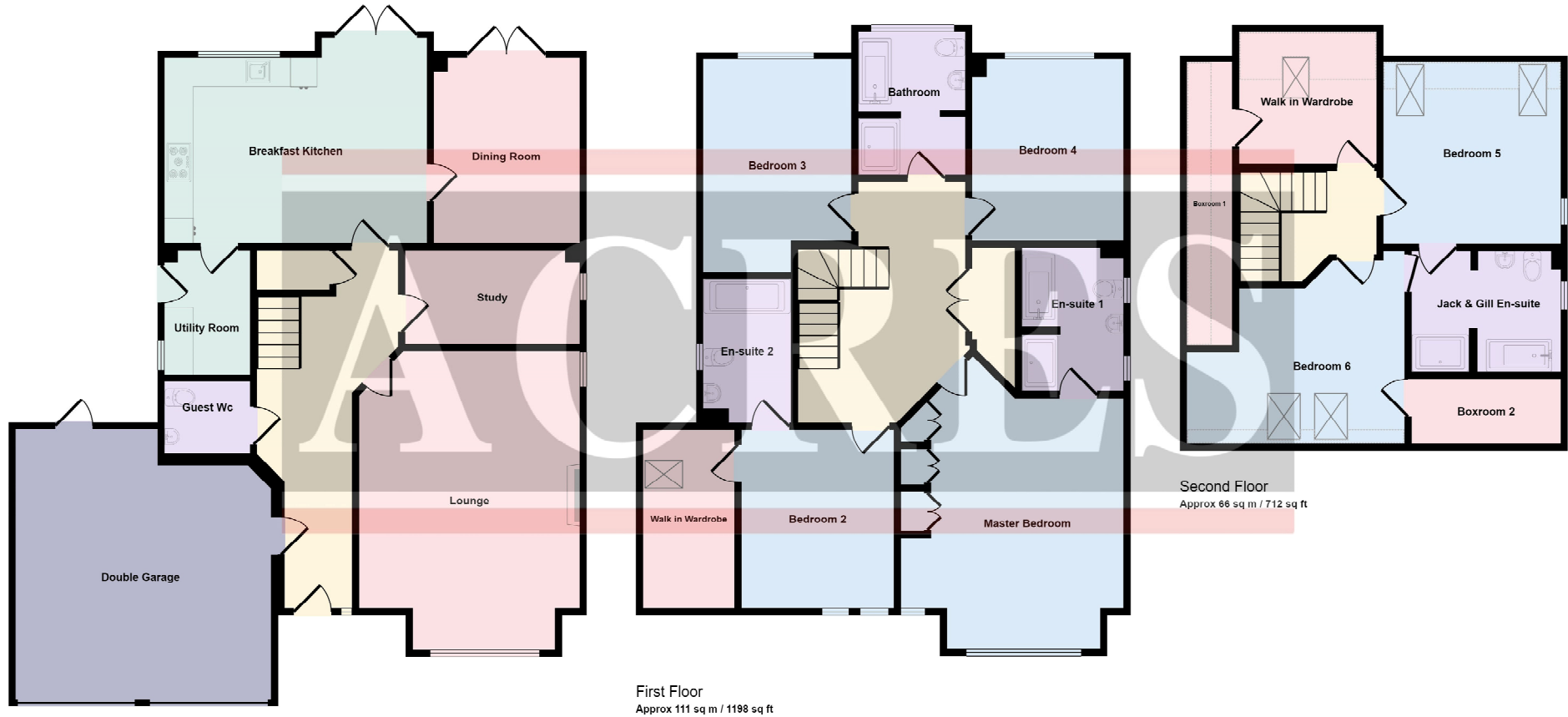


Council Tax Band: G





Approx Gross Internal Area
303 sq m / 3280 sq ft



Ground Floor
Approx 125 sq m / 1350 sq ft

First Floor
Approx 111 sq m / 1198 sq ft

Second Floor
Approx 66 sq m / 712 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and not included unless specifically mentioned in writing within the sales particulars.

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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.