

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- ◆ Four double bedrooms
- ◆ En-suite shower room & fitted wardrobes
- ◆ Family bathroom
- ◆ Generous through lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Utility room
- ◆ Guests wc/ground floor shower room
- ◆ Garage
- ◆ Substantial, well stocked rear garden



***56 JERVIS CRESCENT, FOUR OAKS, B74 4PN - OFFERS AROUND £865,000***

Set in a prime, central and sought after location, within only a few hundred metres of the well regarded Four Oaks infants & junior school, the property is similarly placed for Sutton Park, with its 2400 acres of natural beauty and delightful walkways. Excellent public transport links are available locally including bus services and access to the Cross City rail line, furthermore shopping facilities, restaurants and cafes are available both at Streetly Village or Mere Green. This enlarged, freehold, detached family home is complemented by gas central heating and recently renewed, feature double glazing (both where specified) and has the added security of an alarm system. To fully appreciate the property on offer, its true proportions and many features, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, guests wc/shower room, spacious through lounge, dining room, fitted breakfast kitchen, utility room. To the first floor there are four double bedrooms, three having wardrobes, together with an en-suite shower room and family bathroom, both provided with white suites. The property additionally has a single car garage and generous, mature, landscaped rear garden.

Set back from the roadway behind a multi-vehicular driveway flanked by mature shrubs and bushes, the property is accessed via front door into:

**WELCOMING RECEPTION HALL:** Obscure double glazed window to front, double and single radiators.

**GUESTS WC/SHOWER ROOM:** Double glazed window to front, white low flushing wc, vanity wash hand basin with base unit beneath, walk-in shower with glazed splash screen, tiled floor with floor drain, tiled splash backs, ladder style radiator

**THROUGH LOUNGE:** 28'9" x 11' Double glazed windows to front and side with further double glazed windows and double French doors to rear, two double radiators, wood flooring.

**DINING ROOM:** 12'6" x 10' Double glazed window to rear, double radiator, wood laminate flooring.

**FITTED BREAKFAST KITCHEN:** 14'7" max / 10'10" min x 13'10" max / 8'10" min Double glazed windows to side and rear with part double glazed door to garden, one and a half bowl sink unit having double base unit beneath, there is a further range of matching units to both and wall level including drawers, elevated twin ovens, rolled edge work surfaces having fitted bob, in turn with stainless steel extractor canopy over, co-ordinating upstands and tiled splash backs, radiator, space for breakfast table, wood laminate flooring, pantry cupboard.

**UTILITY ROOM:** 7'9" x 4'10" Double glazed window to side, single drainer sink unit, fitted base units with shelving over, rolled edge work surfaces with tiled splash backs, recess for washing machine, ladder style radiator, door to garage.

**STAIRS TO LANDING:** Double glazed window to front.

**BEDROOM ONE:** 15'9" max plus door recess / 11' min x 14' max / 8' min Double glazed window to rear, radiator, three double fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Double glazed window to side, matching white suite comprising wide shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs, wood laminate flooring.

**BEDROOM TWO:** 13'6" x 11' Double glazed window to rear, radiator.

**BEDROOM THREE:** 13'1" x 11' Double glazed windows to front and side, three double fitted wardrobes.

**BEDROOM FOUR:** 12'6" max / 10'6" min x 9'10" Double glazed window to rear, radiator, two double fitted wardrobes with storage cupboards above and central dressing table.

**FAMILY BATHROOM:** Double glazed obscure window to front, matching white suite comprising bath, wash hand basin, low flushing wc, bidet, tiled splash backs, ladder style radiator, wood laminate flooring.

**GARAGE:** 15'8" x 8'3" Double glazed window to side, door to utility room. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Set to the rear you will find a delightful garden having lawn with shaped borders filled with an abundance of shrubs and bushes, there is an attractive sitting area with pergola, rear summer house.



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**TENURE:** We have been informed by the vendor that the property freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

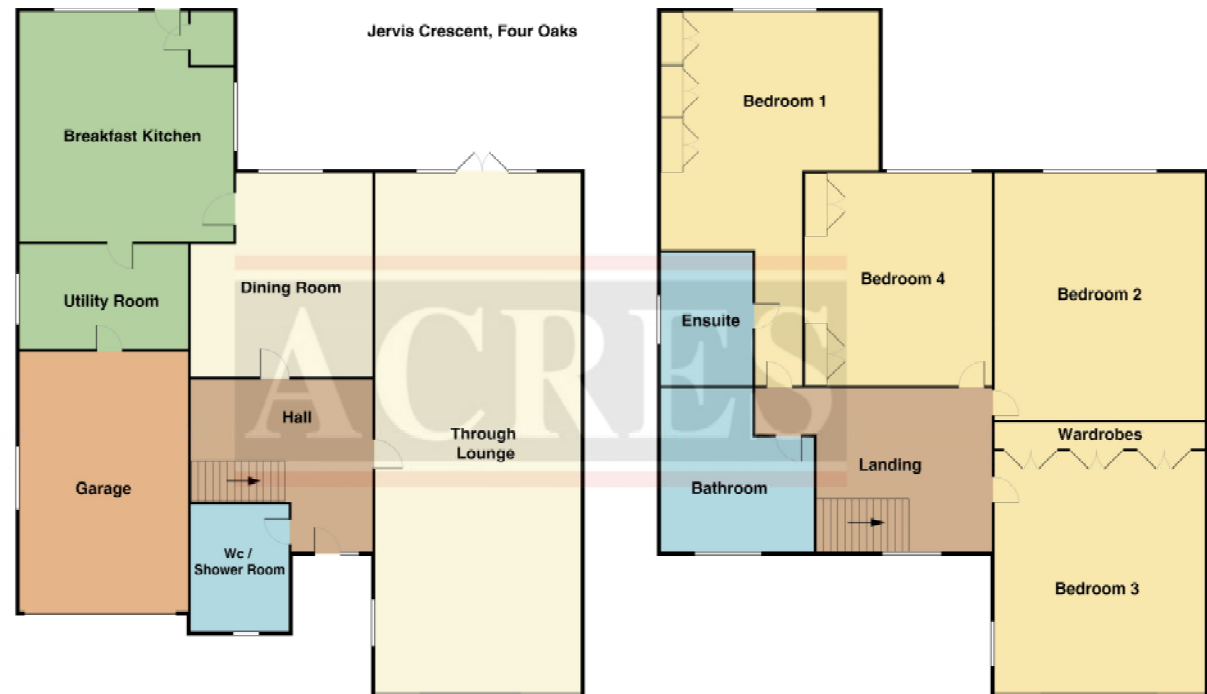
**COUNCIL TAX BAND:** F

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Park View Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.