



25 JORDAN ROAD, FOUR OAKS, B75 5AB

OFFERS AROUND - £1,250,000

Welcome to this stunning, imposing, spacious Freehold detached family home which is set in the heart of the prestigious location of Four Oaks. Stretcher built, the enlarged, thoughtful designed accommodation boasts the impressive option of six bedrooms, perfect for a large family or those who love to host guests as indeed one of the unique features of this property is a ground floor annex which offers a double bedroom with ensuite, shower room, and additional large reception room, thus offering flexibility for various living arrangements.

As you step inside the welcoming reception hall you'll be greeted by a delightful lounge off having an Inglenook styled fireplace, and formal dining room featuring a stone Minster open fireplace. The open plan fitted kitchen with a central island leads to a breakfast/garden room which is perfect for family living, or informal gatherings. There is of course also a utility room, and guest wc to the ground floor. Furthermore, as mentioned the property offers a third generous reception room / family room.

A return stairway with deep feature window access the first floor where you will find five main bedrooms providing plenty of space for everyone in the family to have their own sanctuary. A well appointed family bathroom with separate wc is complemented by an en-suite shower room to the master bedroom.

Parking will never be an issue given a sweeping in out driveway, furthermore there is a generous double garage having a games room, or perhaps given home working, a home office above. Finally, a secluded rear garden offers a tranquil area to enjoy summer nights, and family BBQ's

Within Mere Green, which is just a short stroll away, there are a host of shops, cafes, and restaurants. Four Oaks railway station is similarly placed close by, as is well regarding schooling. The property's location in Four Oaks ensures a peaceful and picturesque setting, ideal for those seeking a conveniently located, tranquil lifestyle.

Offering gas central heating and PVC double glazing the property also offers the security of an alarm system.

Don't miss out on the opportunity to make this delight house your dream home. Book a viewing today to fully appreciate space, charm and elegance the accommodation offers..



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



FULLY ENCLOSED PORCH: Period style front door with obscure glazed insets opens to:

WELCOMING RECEPTION HALL: Feature leaded light obscure glazed bay window to fore, exposed oak flooring.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to rear, white low flushing wc, wash hand basin.

ATTRACTIVE LOUNGE: 19'10" x 14'6" max / 13'1" min Pvc double glazed window to front with further double glazed double French doors to rear garden, feature Inglenook styled fireplace having additional double glazed windows to side and central coal effect living flame gas fire set into a Minster style surround with hearth and mantle.

DINING ROOM: 15'4" max / 12' min x 13'6" Pvc double glazed bay window to front, original Minster style stone fireplace with matching hearth and mantle and central open fire grate.

FITTED KITCHEN: 18'6" x 12'1" Pvc double glazed window to rear, wide central island unit having granite work tops together with fitted base units, double bowl sink unit set into further granite tops with an additional range of complementary units fitted to both base and wall level, electric oven having separate grill, flush fitting hob having stainless steel extractor canopy over, integrated fridge/freezer, microwave and dishwasher. Opening to:

DELIGHTFUL BREAKFAST/GARDEN ROOM: 13'2" x 12'8" Pvc double glazed windows to each elevation with double glazed double French doors to rear, double glazed roof lantern.

FAMILY ROOM/SNUG: 21'6" max / 18' min x 13' Pvc double glazed bay window to front.

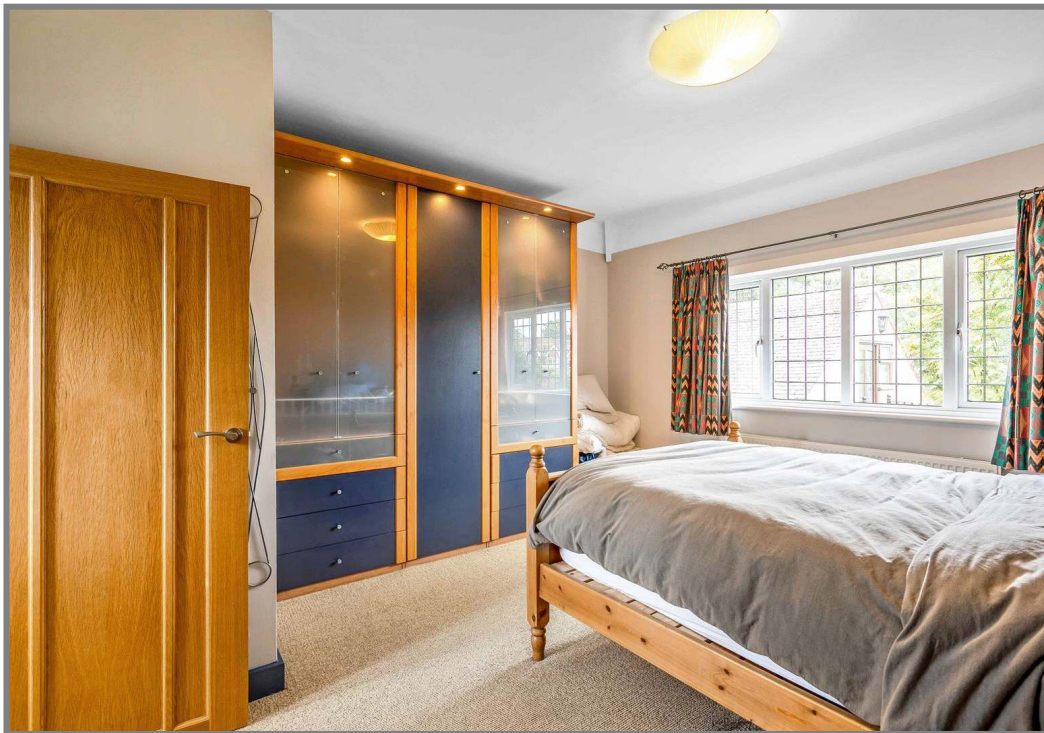
INNER LOBBY TO UTILITY ROOM: 14'7" x 7'7" Double glazed window and door to outside, two double glazed skylight windows, single drainer sink unit set into rolled edge work top, recesses for appliances, fitted wall and base units.

GROUND FLOOR BEDROOM SIX/DEN: 15'3" max / 11'9" min x 16' max / 8'6" min Pvc double glazed windows to side and rear, double glazed French doors to garden.

EN-SUITE: Pvc double glazed obscure window to side, white low flushing wc, vanity wash hand basin with base unit beneath, chrome ladder style radiator.



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.





WET ROOM/WC: Pvc double glazed window to side, easy access shower area having floor drain, tiling to splash backs and floor, vanity wash hand basin, low flushing wc.

RETURN STAIRS TO LANDING: Deep double glazed window to rear with feature leaded light quarter lights. Built-in storage cupboard.

BEDROOM ONE: 13'6" max / 10'6" min x 13' Pvc double glazed window to rear, single and two double fitted wardrobes, drawer unit, additional double built-in wardrobe.

EN-SUITE SHOWER ROOM: Three pvc double glazed obscure windows to front, white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator.

BEDROOM TWO: 13'9" max / 13' min x 13'6" Pvc double glazed window to front.

BEDROOM THREE: 13'10" x 10'8" Pvc double glazed window to rear.

BEDROOM FOUR: 13'6" x 12' Pvc double glazed window to front.

BEDROOM FIVE: 10'1" x 9'2" Pvc double glazed window to rear.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising 'P'-shaped bath having shower over and splash screen, tiled splash backs, vanity wash hand basin with double base unit beneath, contemporary ladder style radiator. Airing cupboard

SEPARATE WC: Pvc double glazed obscure window to front, white low flushing wc, wash hand basin.

LARGE SIDE DOUBLE GARAGE: 26'9" x 18' Electric up and over door to front.

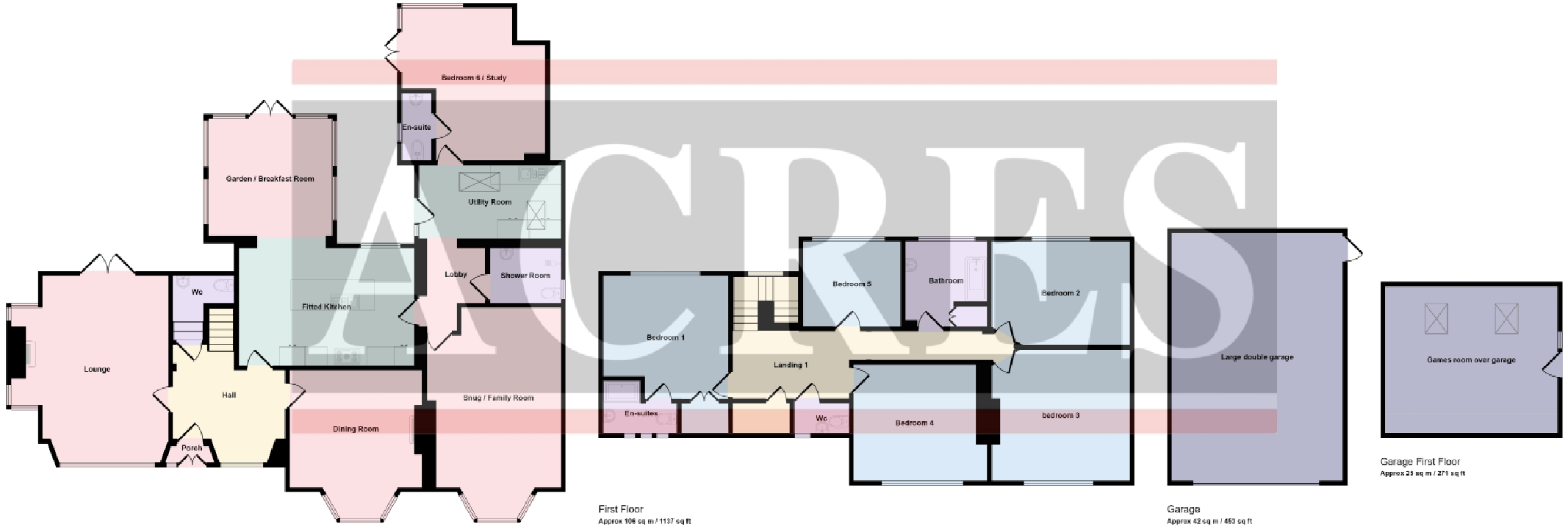
POTENTIAL HOME OFFICE / PLAY ROOM: Accessed via a circular stairway from the garden, having two double glazed windows to rear.

OUTSIDE: Paved patio area to a lawned rear garden, flanked by borders having shrubs and bushes, together with mature, maintained hedging, providing privacy





Approx Gross Internal Area
337 sq m / 3634 sq ft



Ground Floor
Approx 164 sq m / 1764 sq ft

☐ Denotes head height below 1.5m

First Floor
Approx 106 sq m / 1137 sq ft

Garage
Approx 42 sq m / 453 sq ft

Garage First Floor
Approx 25 sq m / 271 sq ft

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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Bluebeam® 200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.