

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three double bedrooms
- Large master bedroom with en-suite & dressing area
- Well appointed family bathroom
- Imposing, spacious through lounge
- Dining/breakfast room
- Large rear conservatory
- Fitted kitchen with appliances
- Utility & guests wc
- Substantial, mature rear garden
- Double garage



***JERVIS CRESCENT, FOUR OAKS, B74 4PW - PRICE GUIDE £800,000***

This most imposing and attractive, freehold, detached family home, is set in a highly regarded road, within a prime, central and sought after location. Set just a short stroll from Sutton Park, where you will find delightful views and walkways, Four Oaks additionally offers excellent public transport facilities, including access to the Cross City rail line, together with well regarded schooling. The charming Streetly Village is set within an approximate one mile radius, where you will find a host of shops and other restaurants. Thoughtfully designed and much improved, the property offers pvc double glazing, together with gas central heating (both where specified) and is set upon a generous, mature plot. An ideal family home, to fully appreciate the spacious accommodation on offer, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, imposing spacious through lounge, dining/breakfast room, large rear conservatory, fitted kitchen with integrated hob and oven, in turn with utility room off having a guests cloakroom/wc. A generous landing opens to the property's three double bedrooms, the master suite, being an imposing bedroom with dressing area, in turn has an en-suite shower room off, together with a well appointed family bathroom. The property benefits from double car garage and generous rear garden, with the added benefit of having planning permission for double storey extension.

Set back from the roadway behind a wide, block paved, multi-vehicular driveway having side lawn, shrubs and bushes access is gained to the accommodation via a part obscure double glazed door opening to:

**RECEPTION HALL:** Pvc double glazed obscure window to front, radiator, cloaks/storage cupboard.

**IMPOSING THROUGH LOUNGE:** 29'6" max / 23'7" min x 11'8" max / 10'10" min Pvc double glazed bay window to front with further double glazed bay having central double glazed double French doors opening to garden, two radiators.

**BREAKFAST/DINING ROOM:** 10' x 6'9" French door to:

**REAR CONSERVATORY:** 17'10" x 10'9" max / 9'3" min Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden.

**FITTED KITCHEN:** 10' x 8'10" Pvc double glazed window to rear, one and half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated stainless steel oven with separate grill, in turn having microwave above, stainless steel gas hob having extractor canopy over and glazed splash back, recesses for appliances.

**UTILITY ROOM:** 11'6" max / 6'3" min x 5'4" max / 2'10" min Pvc double glazed window to rear with further double glazed window and door to side, space for washing machine and fridge/freezer.

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

**STAIRS TO DEEP LANDING:** with study area 15'4" x 6'9" Pvc double glazed window to front, space for desk.

**BEDROOM ONE:** 18'1" max / 11'2" min x 13'4" max / 6'6" min Two pvc double glazed windows to front with further double glazed window to rear, radiator, space for dressing table, double wardrobe.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising wall hung wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, contemporary tiling to walls, chrome ladder style radiator.

**BEDROOM TWO:** 15'1" max / 12' min x 11' Pvc double glazed bay window to front, radiator.

**BEDROOM THREE:** 14'4" max / 11'4" min x 10'10" Pvc double glazed bay window to rear, radiator.

**WELL APPOINTED BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath, wall hung wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screens, complementary tiling to walls, fitted wall and base units.

**DOUBLE GARAGE:** 17'3" max / 14'9" min x 9'1" max / 8'6" min Remote controlled garage door, pvc double glazed obscure window to side. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Set to the rear you will find a generous, mature garden having central lawn, flanked by borders having mature shrubs and bushes, timber fencing and shed.



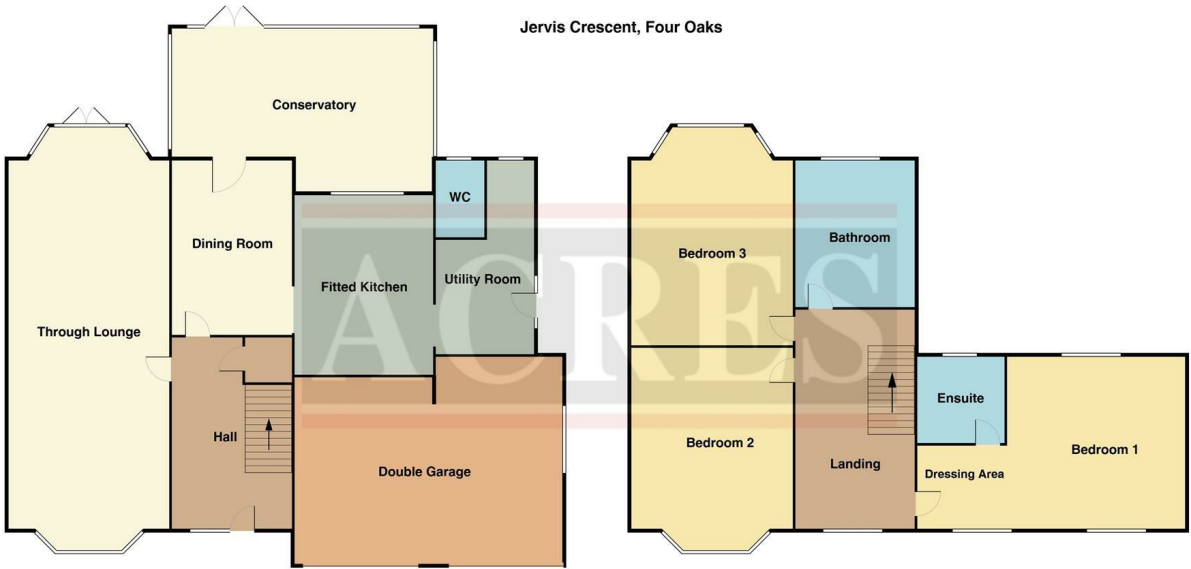
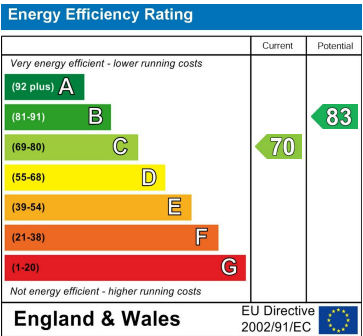




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088



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.