ACRES

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



- Impressive detached family home
- Three generous double bedrooms
- Family bathroom
- Welcoming lounge
- Separate dining room
- Breakfast kitchen with additional breakfast room
- Separate conservatory providing an additional reception space
- Integral garage
- Excellent scope and potential for further extension and development, (STPP)
- No upward chain





JERVIS CRESCENT, FOUR OAKS, B74 4PW - ASKING PRICE £730,000

Situated within this highly regarded Four Oaks location, this impressive, detached family home offers generously proportioned accommodation throughout, together with exciting scope for further development and extension, subject to the necessary planning permission and consents. The property provides three double bedrooms, a family bathroom and a particularly versatile ground floor incorporating a welcoming lounge, separate dining room, breakfast kitchen, conservatory and additional breakfast room. Further complemented by an integral garage, this is an ideal opportunity for a family seeking a substantial home with excellent potential to adapt and enhance to their own requirements.

Set back from the roadway behind a paved multi-vehicle driveway with fore garden, having shrubs and bushes, access to the property is gained via part obscure glazed sliding doors opening to:

PORCH: Red brick tiled flooring, multi-locking front door with obscure glazed inset leads into:

RECEPTION HALLWAY: Stairs off, useful under stairs storage cupboard, door to breakfast room, doors off to:

GUESTS WC: Low level wc, wash hand basin.

LOUNGE: 15'6" x 10'11" Bay window with sliding doors, feature fireplace having a coal effect fire, marble hearth and surround, oak effect mantle over, radiator.

DINING ROOM: 14'6" x 10'11" Pvc double glazed bay window to front, radiator.

BREAKFAST ROOM: 12'4" x 8'11" Glazed door to conservatory, door to kitchen, radiator.

FITTED KITCHEN: 11'5" x 9'3" Picture window to side, double glazed window to rear, one and a half bowl sink/drainer unit set into rolled edge work surfaces, tiled splash backs, fitted units to both base and wall level including drawers, fitted shelving, space for cooker, radiator, tiled effect flooring.

REAR CONSERVATORY: 14'5" x 12'5" French doors to rear, pvc double glazed windows to each elevation, tiled flooring.

STAIRS TO LANDING: Glazed window to front, doors to:

BEDROOM ONE: 16'1" max / 14' min x 8'10" Double glazed window to rear, two double built-in wardrobes and drawers, radiator.

BEDROOM TWO: 15'4" x 10'11" Double glazed bay window to rear, wash hand basin, radiator.

BEDROOM THREE: 14'6" x 11' Double glazed window to front, radiator.

ADDITIONAL WC: Obscure glazed window to side, wall hung sink unit, low level wc.

BATHROOM: 10' x 8'4" Obscure glazed window to front, wash hand basin, low level wc, walk-in shower unit, corner bath, part tiled walls, built-in storage cupboard, radiator.

GARAGE: 27'7" x 7'1" Double opening garage doors to rear, fitted shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Having a variety of mature shrubs, bushes and trees, the garden has been separated into two sections, with rear vegetable patch, potential and space for home office/gym/garden room. A generous lawn and paved patio also offers scope for further development/extension (subject to necessary planning permissions/consents)





















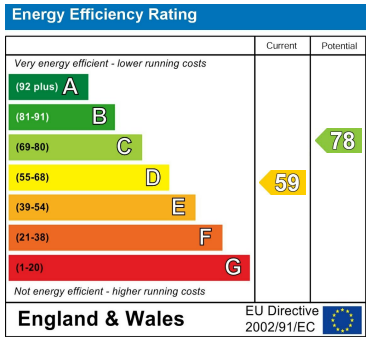
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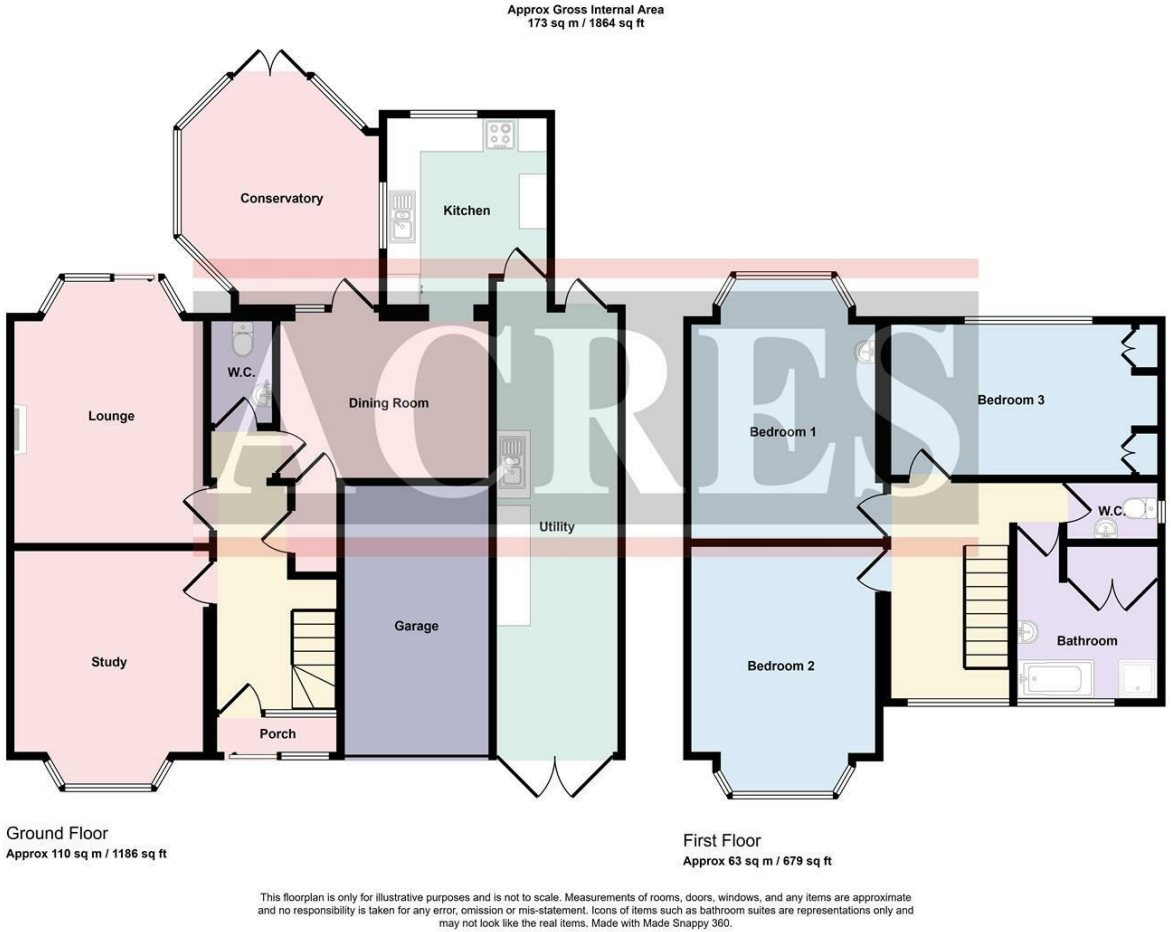
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.