

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Five generous bedrooms
- Two en-suites
- Two additional family bath / shower rooms
- Spacious lounge
- Enlarged open plan kitchen / diner
- Secondary spice kitchen
- Study / home office
- Private, spacious rear garden
- Prime location close to Mere Green
- Access to excellent public transport links & well regarded schooling



**JORDAN ROAD, FOUR OAKS, B75 5AE - OFFERS OVER £875,000**

This beautifully presented five bedroom family home on Jordan Road combines contemporary style with exceptional space, perfectly designed for modern family living. At the heart of the home is the enlarged open plan kitchen/diner combining family area, a that seamlessly connects to a private, spacious garden through folding doors, offering the perfect environment for entertaining, family gatherings, or simply relaxing in a peaceful setting. Complementing this is a well appointed family lounge, a secondary spice kitchen, and a dedicated study, providing versatile living areas to suit every aspect of family life. Upstairs, five generously proportioned bedrooms include two en-suites and two family bath/shower rooms, ensuring comfort, convenience, and style for all members of the household.

Set back from the roadway behind an enlarged, multi-vehicle driveway with side fore garden, having a variety of shrubs and bushes, access to the property is gained via a pvc double glazed sliding doors into:

**PORCH:** Tiled flooring, display/storage shelf, door to:

**RECEPTION HALL:** Obscure pvc double glazed window to side, parquet wooden flooring, large walk-in storage cupboard, stairs off, modern vertical radiator, doors to:

**SUPERB OPEN PLAN KITCHEN COMBINING FAMILY AREA:** 31'3" x 24' Three bi-folding double glazed doors to rear, stainless steel sink/drainer unit set into granite work surfaces with upstands, there is a comprehensive range of fitted units to both base and wall level including drawers, pull out storage units, central island unit with additional storage and breakfast bar having space for up to six stools, integrated appliances including double oven, microwave and grill, five ring gas hob with extractor canopy over, integrated dishwasher, large corner pantry cupboard, decorative alcove with space for American fridge/freezer, full length storage cupboard, space for 8 seater dining room table and chairs, media wall having feature flame effect fire, tiled flooring throughout, four modern vertical radiators.

**SPACIOUS LOUNGE:** 21'7" x 12'3" Pvc double glazed windows to front and rear, two radiators, parquet wooden flooring.

**STUDY:** 8'9" x 8'2" Pvc double glazed window to side, wood flooring, radiator.

**GROUND FLOOR SHOWER ROOM:** 8'6" X 7'9" Obscure pvc double glazed window to side, walk-in shower cubicle, wash hand basin with vanity unit, marble effect tiled walls and floor, wall mounted storage cupboard, low level wc, modern vertical radiator.

**BEDROOM ONE:** 14' x 10'4" Pvc double glazed window to front, two double built-in wardrobes, radiator. Dressing Area: 7' x 5' Three single built-in wardrobes, space for dressing table, access to:

**EN-SUITE:** 6'7" x 5'5" Enclosed corner shower cubicle with glazed sliding doors, tiled walls and flooring, low level wc, wash hand basin, radiator.

**BEDROOM THREE:** 12'1" x 10'6" Pvc double glazed window to side, radiator.

**STAIRS TO LANDING:** Pvc double glazed window to side, two Velux skylights.

**BEDROOM TWO:** 17'7" x 12'4" Pvc double glazed window to rear, Velux skylight to front, radiator, being enlarged so having ample space for furniture and dressing area, door to storage area being 10'8" x 7'2".

**BEDROOM FOUR:** 10'9" x 9'2" Pvc double glazed window to side, radiator.

**BEDROOM FIVE:** 19'7" x 12'11" Pvc double glazed window to rear, storage in eaves, radiator.

**EN-SUITE:** 8'8" max x 8'4" max Double glazed Velux skylight, enclosed corner shower cubicle with glazed shower screen, tiled floor and walls, low level wc, wash hand basin, three useful storage cupboards, ladder style radiator.

**BATHROOM:** 11'8" x 5'5" Obscure pvc double glazed window to side, suite comprising bath with over head shower, separate enclosed corner shower cubicle with glazed screen, low level wc, wash hand basin with vanity unit below, tiled flooring, ladder style radiator.

**GARAGE/SPICE KITCHEN:** Rolling garage door to front, space for ample storage, partition opening to Spice Kitchen 19'8" x 13'1" Pvc double glazed window and door to rear, double stainless steel sink/drainer unit with tiled splash backs, set into box edged work surfaces, plumbing for washing machine, spaces for tumble dryer and fridge/freezer, space for gas hob, fitted shelving, two vertical radiators.

**OUTSIDE:** Being generously proportioned with a large lawned area, providing ample space for entertaining and family activities, featuring a covered patio area with a stylish pergola having power and lighting, ideal for evening gatherings. The well stocked borders have a wide variety of mature shrubs, bushes, and trees, adding colour and privacy throughout the seasons, together with three useful timber sheds providing excellent storage and versatility.

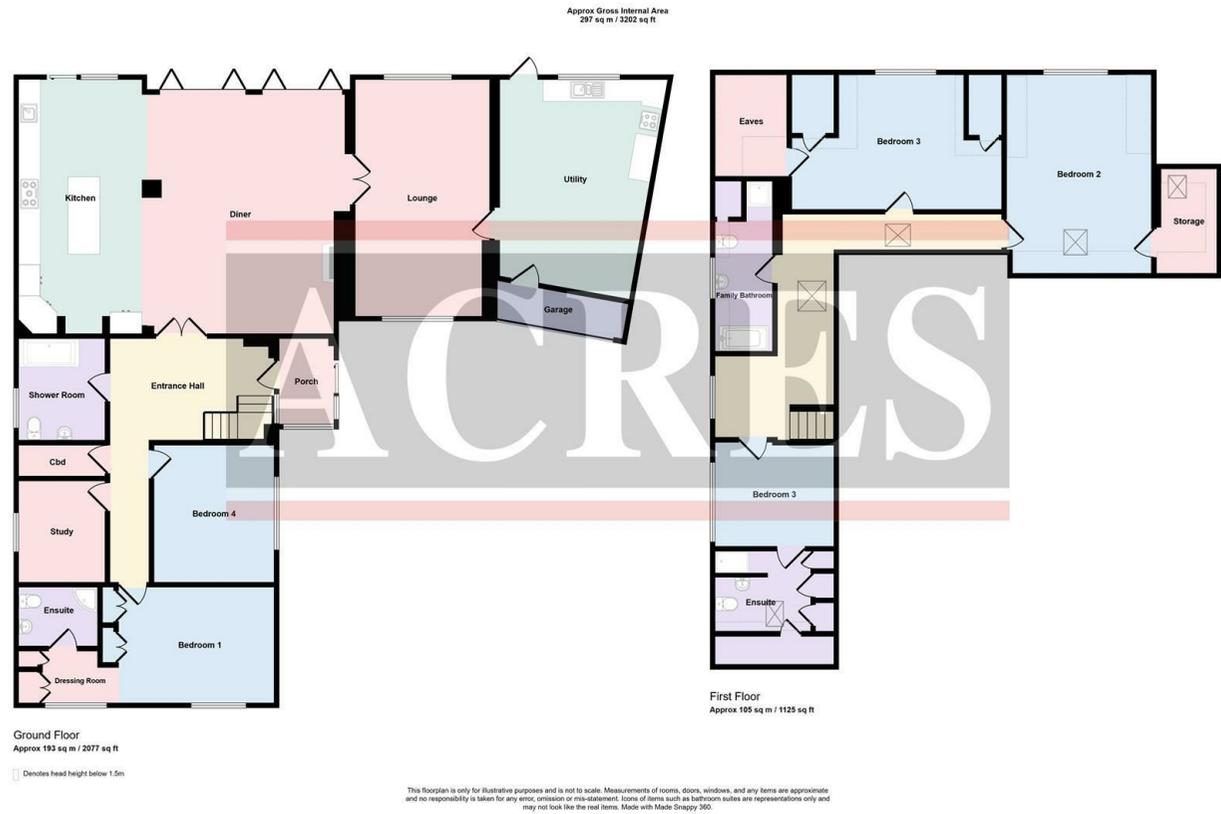


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	76	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

