

ACRES
Collection



20 JERVIS CRESCENT, FOUR OAKS, B74 4PW

OFFERS AROUND - £1,075,000

Occupying a prime position on the ever popular Jervis Crescent, this stunning detached residence has been thoughtfully transformed to create a spacious and contemporary family home finished to an exceptional standard throughout. Upon entering, a welcoming reception hall leads through to a variety of versatile living spaces. The formal family lounge provides an elegant setting for relaxation, whilst a separate snug offers the perfect retreat, playroom, or additional sitting room.

The true heart of the home is the magnificent open plan kitchen, dining and family area, designed with modern family living and entertaining in mind. Flooded with natural light, this impressive space leads directly to a further versatile room currently utilised as a games room/home office, utility room and guests wc.

The extensive renovation programme includes front, rear, and side extensions alongside significant upgrades such as a new roof, complete rewire, and replacement internal and external doors, ensuring both peace of mind and modern efficiency for years to come.

To the first floor, the property boasts five well-proportioned bedrooms. The impressive principal suite benefits from a dedicated dressing room and a stylish en-suite shower room, with feature Juliet balcony. The remaining bedrooms are served by a beautifully appointed family bathroom finished to a high standard. Externally, the property continues to impress with a picturesque and private rear garden, ideal for both family enjoyment and entertaining. A substantial porcelain tiled patio provides the perfect outdoor seating and dining area, overlooking the mature garden beyond. Situated within the prestigious Four Oaks area, the property enjoys convenient access to excellent local schooling, nearby shopping facilities, restaurants, parks, and transport connections including Butlers Lane railway station, offering direct links into Birmingham city centre and beyond.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden, access to the property is gained via a composite anti-snap locking door into:

PORCH: Two double glazed windows to front, Karndean flooring, glazed door into:



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RECEPTION HALLWAY: Feature panelled walls, stairs off, Karndean flooring, large cloaks cupboard, radiator with cover, doors to:

LOUNGE: 14'7" x 10'7" Pvc double glazed windows to side and rear, wood effect flooring, built-in log burning stove style fire with stone mantle, modern cylinder radiator.

SUPERB OPEN PLAN KITCHEN COMBINING FAMILY/DINING AREA:

33'6" max / 23'7" min x 32'9" max / 20'5" min Two double glazed French doors and feature windows to rear, part vaulted ceiling, six Velux skylights, being open plan to a family/dining area, inset feature fireplace to family area, leading to dining area having space for large dining table and chairs, kitchen offers a one and a half bowl sink/drain unit set into quartz work surfaces with upstands, white brick effect tiled splash backs, there is a range of matching fitted units to both base and wall level including drawers, concealed pantry unit, two AEG integrated ovens with combination microwave/grill, warming drawer five ring AEG ceramic hob, integrated fridge and freezer, wine chiller, coffee station, central island unit with breakfast bar having space for four stools and feature lighting, under unit lighting, two modern radiators, one vertical radiator, wood effect flooring throughout, door to:

GAMES ROOM/HOME OFFICE: 9'5" x 7' Feature panelled walls, radiator, wood effect flooring, large storage cupboard.

UTILITY ROOM: 13'5" x 5'7" Pvc double glazed door with window to side, sink unit set into quartz work surfaces, white brick effect tiled splash backs, plumbing and space for washing machine and dryer, fitted wall and base units, Karndean flooring, cupboard housing pressurised system, radiator, door to:

GUESTS WC: Pvc double glazed window to side, low level wc, white brick effect tiled splash backs, wash hand basin with vanity unit, feature tiled flooring, radiator.

SNUG/PLAY ROOM: 10'8" x 7'9" Pvc double glazed window to front, Karndean flooring, radiator.

STAIRS TO PART GALLERIED LANDING: Pvc double glazed window to front, panelled walls, radiator with covers, door to:

BEDROOM ONE: 22'9" max / 12'6" min x 14'5" Pvc double glazed French doors to Juliet balcony, vertical radiator, access to: **Dressing Room:** 10'8" x 8'6" Fitted wardrobes with hanging rails and drawers, door to:



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.





EN-SUITE SHOWER ROOM: 10'8" x 3'9" Obscure pvc double glazed window to side, renewed suite comprising double shower unit with twin shower sprays and glazed splash screen, stone effect feature tiled tiling to walls, wall hung sink unit, low level wc, storage/display ledge, feature mirror, radiator, tiled floor.

BEDROOM TWO: 14'7" x 10'8" Pvc double glazed windows to front and side, fitted shutters, radiator.

BEDROOM THREE: 9'7" x 8'7" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 9'8" x 9'6" Pvc double glazed window to front, radiator.

BEDROOM FIVE: 7'8" x 4'9" Obscure pvc double glazed window to side, wood effect flooring, plumbing and space for wc, radiator.

FAMILY BATHROOM: 9'9" x 7'8" Obscure pvc double glazed window to rear, panel bath, walk-in shower unit with glazed splash screen, bidet, wash hand basin with vanity unit below and additional co-ordinating storage units, tiled walls and flooring, mirrored wall cabinet, low level lighting, chrome ladder style radiator.

GARAGE: 16'8" x 8'9" Electric rolling up and over garage door to front, door to rear (Please check the suitability of this garage for your own vehicle)

OUTSIDE: This well tended rear garden having porcelain paved patio area with gabion wall and steps leading to generous lawn, raised borders having mature shrubs and bushes, mature trees, secondary patio area and timber fencing.

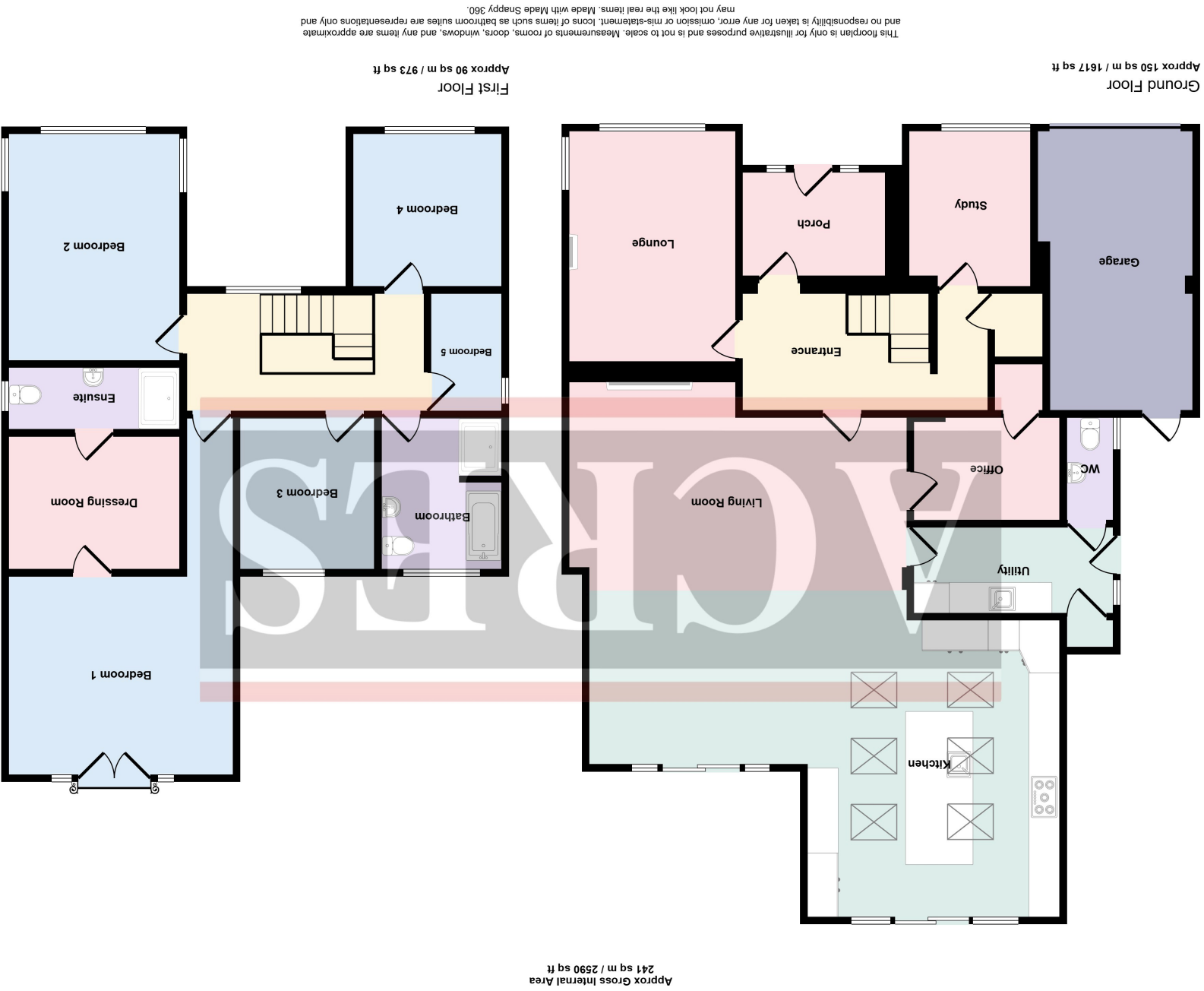


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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, 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.



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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.