



ASHFORD, 17 CROWN LANE, FOUR OAKS, B74 4SU

OFFERS OVER- £1,250,000

This most attractive, spacious, thoughtfully designed, much improved, freehold, detached family home, is a splendid example of a traditional, character and modern day home, which has been finished to an exacting specification. Having the benefit of no upward chain, the property is located within this prestigious neighbourhood within Four Oaks, close to Sutton Park, with all its natural beauty, just a few hundred metres away. Having Mere Green shopping centre close by with a variety of amenities, supermarkets and restaurants, the property is a short walk from local shops at 'The Crown'. The area is additionally served by well regarded schooling for all ages, together with excellent public transport links by way of local bus services and the Cross City rail line.

The exterior of the property exudes timeless charm and style, which is enhanced further by its exceptionally generous rear garden having a tree lined aspect. Complemented by gas central heating and hardwood double glazing (both where specified), the property has been enlarged to accommodate modern day family living, with the addition of having vaulted ceilings and a number of traditional features. The ground floor accommodation boasts multiple reception rooms, each designed with a specific purpose including a formal family lounge overlooking the well maintained rear garden, a generous dining room together with a third reception room, currently being used as a home office but has the versatility of being a day/play room, as preferred. There is a study area as part of the comprehensively refitted breakfast kitchen having central island unit and dining/family area. Additionally the property has a useful utility room, wc off and garage. A welcoming reception hall has a guests cloakroom/wc off with oak staircase to first floor.

The first floor accommodation offers five double bedrooms, with en-suite facilities to four of the five bedrooms, together with a well appointed family bathroom. The en-suite to the master bedroom has a whirlpool bath and large shower cubicle, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a deep, multi-vehicle block paved driveway, access to the property is gained via a hardwood double glazed door with stained glass picture window:



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PORCH: Three hardwood double glazed windows to front, tiled floor, multi-locking obscure double glazed door opens to:

WELCOMING RECEPTION HALL: Oak flooring, panelled oak staircase, doors to:

GUESTS CLOAKROOM/WC: Stained glass double glazed picture window to porch, low level wc, wall hung sink unit with tiled splash backs, storage cupboard, tiled floor.

LOUNGE: 19'5" x 19' Three full length hardwood double glazed windows to rear, double glazed French doors to rear, oak flooring, two radiators.

DINING ROOM: 18'6" x 11'11" max / 10'9" min Hardwood double glazed bay window to front, feature fireplace having stone hearth and mantle, oak flooring, space for large dining table and chairs, two radiators.

DAY ROOM/HOME OFFICE: 17'7" x 11'11" max / 11' min Hardwood double glazed bay window to front, stone effect fireplace, oak flooring, radiator.

SUPERB OPEN PLAN BREAKFAST KITCHEN COMBINING STUDY AREA: 28'3" x 19' max / 11'11" min Three full length hardwood double glazed windows to rear, double glazed door to side, stainless steel sink/drain unit set into granite work surfaces, there is a comprehensive range of matching soft close units fitted to both base and wall level including a variety of soft close drawer units and bespoke storage, central island unit having further range of units, integrated oven, five ring induction hob with extractor canopy over, fitted microwave, coffee machine & dishwasher, space for fridge/freezer, tiled flooring, dining area overlooks the rear garden. **Study Area:** Hardwood double glazed window to rear, radiator, fitted desk with drawers and shelving.

UTILITY ROOM: Hardwood double glazed door to rear, fitted units to base and wall level, sink unit, plumbing for washing machine, space for dryer, tiled floor, leading to:

WC: Low level wc, wall hung wash hand basin, tiled floor.

OAK STAIRCASE TO FIRST FLOOR LANDING: Feature hardwood stained glass window to front, sun tunnel, display/storage shelf, loft hatch accessing boarded storage area, doors 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.





BEDROOM ONE: 20'10" x 11'9" Large arched feature hardwood double glazed window, vaulted ceiling, radiator.

EN-SUITE: 9'10" x 8'2" Obscure hardwood double glazed window to rear, modern suite comprising whirlpool bath, enclosed shower cubicle with sliding glazed screen, wash hand basin, display/storage shelf, low level wc, marble effect tiling to wall, tiled flooring, radiator, ladder style towel rail.

BEDROOM TWO: 19'1" x 11'9" Large arched feature hardwood double glazed window to front, vaulted ceiling, radiator, door to:

JACK 'N' JILL EN-SUITE: 11'8" x 5'5" Double glazed Velux skylight, matching white suite comprising corner bath with shower spray, tiled splash backs, wash hand basin, low level wc, part tiled walls, tiled floor, vaulted ceiling, radiator, eaves storage area, additional door to:

BEDROOM THREE: 14'11" x 11'11" max / 11'1" min Double glazed hardwood windows to front, radiator.

BEDROOM FOUR: 14'10" x 10'5" Double glazed hardwood window to front, radiator, loft hatch accessing boarded storage area, door to:

EN-SUITE SHOWER ROOM: 10'3" x 5'10" Double glazed hardwood window to side, white suite comprising shower with glazed screen, low level wc, wash hand basin, tiled floor, ladder style towel rail, part tiled walls.

BEDROOM FIVE: 16'11" x 10'9" Double glazed hardwood bay window to front, radiator.

FAMILY BATHROOM: 8' x 6'1" Two Velux skylights, white suite comprising bath with tiled splash backs and shower spray, wash hand basin, low level wc, tiled flooring, display/storage shelf, ladder style towel rail, radiator, vaulted ceiling.

GARAGE: 15'6" x 10'4" Double and single opening garage door to front (Please check the suitability of this garage for your own vehicle)

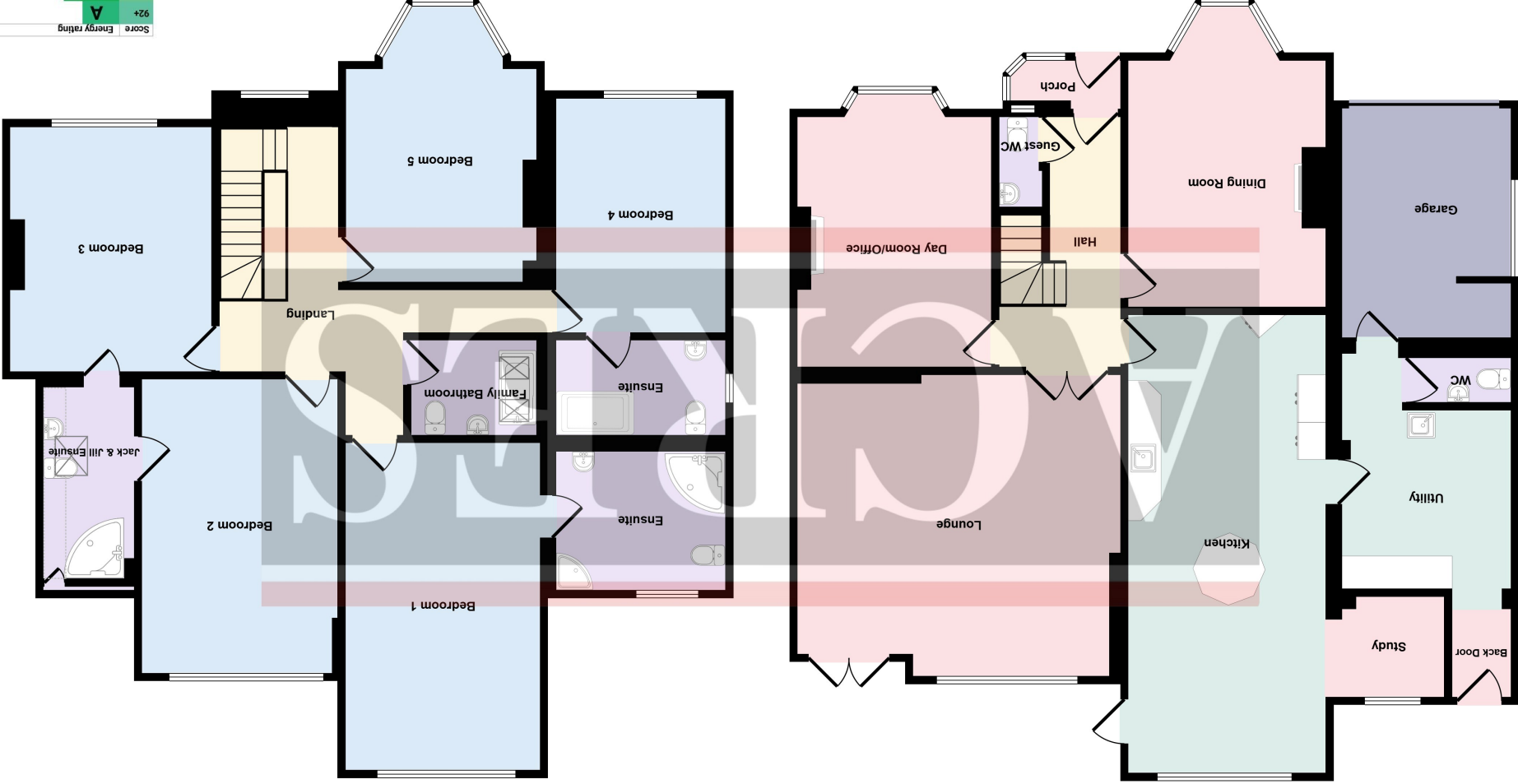
OUTSIDE: Tiered garden having a paved patio area with space for seating, leading to a generous lawn flanked by shrubs, bushes and trees, having additional garden area with log cabin and shed, side access from front driveway.



Council Tax Band: G



Approx Gross Internal Area
289 sq m / 3106 sq ft



First Floor
Approx 137 sq m / 1470 sq ft

Ground Floor
Approx 152 sq m / 1635 sq ft

Denotes head height below 1.5m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	77 C

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.