

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Attractive semi detached property
- \* Ample off road parking
- \* Beautiful enclosed rear garden
- \* Conservatory enjoying the rear garden
- \* Extended open plan fitted kitchen/dining room area
- \* Three good sized bedrooms
- \* Refitted bathroom
- \* Downstairs guest W.C
- \* Within walking distance of Boldmere
- \* Internal viewing strongly recommend-



***JOCKEY ROAD, SUTTON COLDFIELD, B73 5XJ, OFFERS AROUND £360, 000***

A well maintained and extended three bedroom semi-detached property situated within a very popular residential location set back off Jockey Road, Sutton Coldfield. Within walking distance of independent shops, restaurants, and bars in Boldmere, High Street and further a field in Sutton town centre, enjoying recreational facilities in Sutton Park & Wyndley leisure centre, public transport facilities, local schools for all ages of children and easy access of the Midlands motorway network. With accommodation briefly comprising. Ground floor. Covered canopy entrance, hall with stairs flowing to the first floor, lounge, extended open plan fitted kitchen/dining space, conservatory, guest w.c., and utility area. First floor. Landing with three bedrooms off and recently refitted bathroom. Outside. Ample off-road parking to the front and well proportioned lawn rear garden. Double glazing and central heating (both where specified).

Covered entrance approached from block paved driveway

**HALL:**

With stairs flowing to first floor and radiator

**LOUNGE: 15'00", 13'10" (INTO CHIMNEY BREAST) X 12'03"**

With electric log burner set in feature fireplace, coving to ceiling, central ceiling rose, double glazed window to front

**EXTENDED OPEN PLAN LIVING/KITCHEN: 18'11", 11'11" X 19'08", 10'08"**

With coving to ceiling, radiator, radiator cover, inset lighting, internal doors leading to;

**KITCHEN AREA:**

Having wall and base units, rolled worktops over, double bowl sink unit, tiled splashbacks, double glazed window to rear, door to side garden

**UTILITY AREA:**

With tiled floor

**GUEST W.C.:**

With W.C, hand basin, partial tiled walls and central heating boiler

**CONSERVATORY: 10'07" X 9'09"**

With tiled floor and radiator

**FIRST FLOOR:**

**LANDING:**

With access to loft space and double glazed frosted window to side

**BEDROOM ONE: (FRONT) 10'00" (NOT MEASURED INTO WARDROBE) X 12'00"**

With built in wardrobes, radiator and double glazed window to front

**BEDROOM TWO: (REAR) 11'10" X 8'05"**

Double glazed window to rear and radiator

**BEDROOM THREE: (FRONT) 9'10" X 6'11"**

Double glazed window to front and radiator

**BATHROOM:**

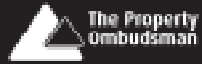
With panelled bath having fully tiled surround and shower over/screen, hand basin, W.C, chrome towel rail and double glazed frosted window to rear

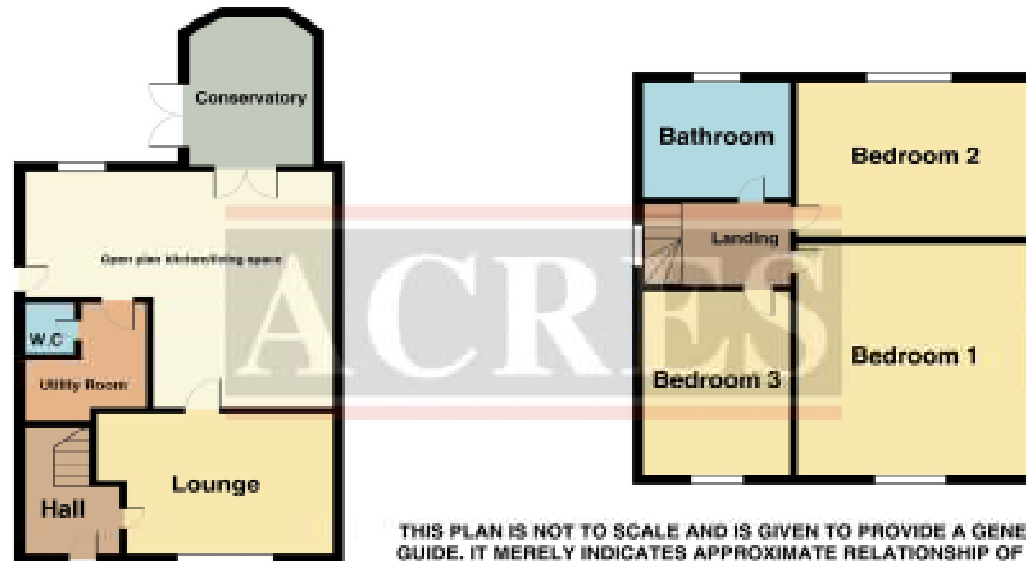
**OUTSIDE:**

Well fence lawned rear garden with patio area and large storage shed

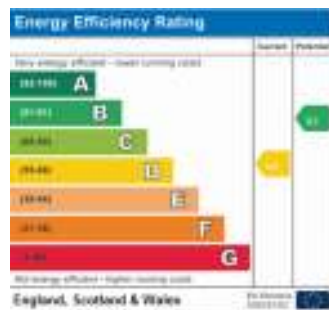


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



**TENURE:**

We have been informed by the vendors 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:**  
**FIXTURES & FITTINGS:**

C  
As per sales particulars.

**VIEWING:**  
**LOCATION :**

Recommended via Acres on 0121 321 2101.  
Accessed off Boldmere Road

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.