

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN

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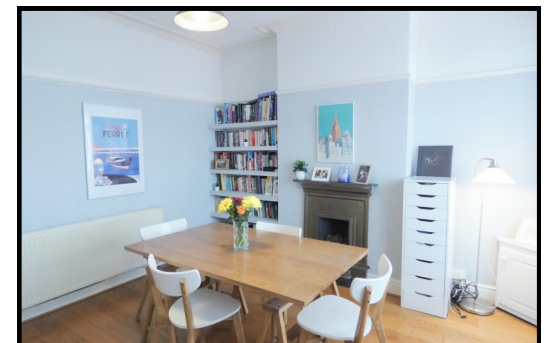
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www.acres.co.uk



- * Well designed two bedroomed terraced property
- * Impressive location close to Boldmere High Street
- * Two bedrooms one with ensuite shower room and family bathroom
- * Two reception rooms
- * Gas central heating



JOCKEY ROAD, SUTTON COLDFIELD, B73 5XE £250,000

We are delighted to offer this most impressive two-bedroom terrace property which benefits from an upstairs ensuite shower room and modern finish throughout. Situated in a well-respected location on Jockey Road close to the junction with Boldmere Road and Stonehouse Road , walking distance of Boldmere High Street, Sutton park and public transport service, nearby connections to the Midlands Motorway Network. This property is ideal for a first-time purchase, downsize or an addition to a property but to let portfolio with accommodation briefly comprising. Ground floor. Two reception rooms, inner hall, modern fitted kitchen, utility/laundry area and guests w.c. First floor. Landing area, two bedrooms (ensuite shower room off front bedroom), bathroom. Outside. Enclosed lawn rear garden and to the front gravel parking area for one car (note no drop curb). Double glazing and central heating (both where applicable). Internal viewing highly recommended to fully appreciate the accommodation.

FRONT: Off road parking to front (please note that the curb is not dropped)

RECEPTION 1 (FRONT): 12'04" max / 11'05" min into chimney breast x 12'05" min / 15'09" max, having wooded floor, feature place, coving to ceiling and picture rail, radiator and double glazed window,

RECEPTION 2 (REAR) 12'04" max / 11'04" min into chimney breast x 11'04", with wooden floor, picture rail, feature fireplace and hearth, radiator double glazed window, useful cloaks cupboard,

INNER HALL:: with stairs off to first floor

KITCHEN 7' 00" x 15' 06", with a range of wall and base cabinets , solid wood work tops, 5 ring gas hob, with extractor fan over, electric oven , integrated dishwasher, tiled splashbacks , two double glazed windows, door to rear garden, tiled floor,

STEP UP TO UTILITY AREA: with door to rear garden, sink unit , solid wood work tops, double glazed window , tiled floor & radiator,

GUESTS WC: having WC, double glazed frosted window and tiled floor,

FIRST FLOOR:

LANDING: With access to loft space

BEDROOM 1 (FRONT) 12'06" max / 11'05" min into chimney breast x 12'05", with double glazed window to front , radiator door to,

ENSUITE: shower room with walk in shower cubicle having electric shower, WC, tiled floor, extractor fan, wash hand basin and tiled splash backs,

BEDROOM 2 (REAR) 11'05" X 12'05" max / 11'05 into chimney breast, with radiator, double glazed window to rear and door leading to,

BATHROOM: being fully tiled, corner shower cubicle, freestanding roll top bath, wash hand basin, tiled splash backs, WC, towel rail, BAXI central heating boiler in cupboard, double glazed frosted window, tiled effect flooring,

OUTSIDE: Enclosed lawn to rear with raised paved sun terrace, boarders, shed. Cold water tap,.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Address:
277 Jockey 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.

TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

LOCATION :

As per sales particulars.
Recommended via Acres on 0121 321 2101.
Accessed off Birmingham Road or Chester Road.

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.)

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



277 Jockey Road