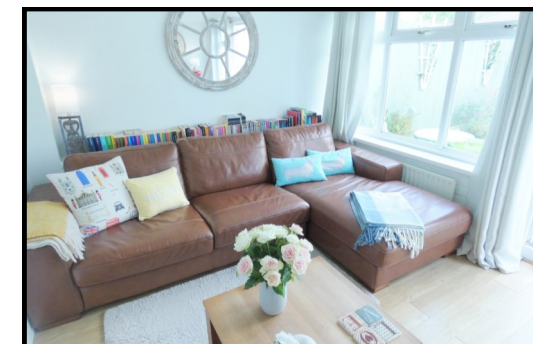


# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- \* Most impressive well maintained and designed two bedroom semi-detached bungalow
- \* Modern fitted kitchen/dining room
- \* Conservatory
- \* Well maintained rear garden
- \* Ample off road parking



***JERRARD DRIVE, SUTTON COLDFIELD, B75 7TD £265,000***

We are delighted to share this most impressive, well maintained and designed two bedroom semi-detached bungalow benefiting from a conservatory offering additional living space. Jerrard Drive is perfectly located within the royal town of Sutton Coldfield close to all essential amenities including access to local schools including grammar, walking distance of shops, restaurants and bars in Sutton town centre, and close to recreational facilities with Sutton and Rectory Park, New Hall Valley. Also having connections with Network rail and public transport facilities together with accessing the Midlands motorway links with accommodation briefly comprising; covered entrance leading hall, two bedrooms, bathroom, modern fitted kitchen with open living space (currently used as a dining room) and leading to conservatory. Outside; enclosed well maintained rear garden with side storage/parking having gates and leading to front with block paved driveway giving ample off road parking. Double glazing and electric heating (where applicable).

Block paved driveway leading to,

**COVERED ENTRANCE:** with outside light,

**HALL:** with wood effect tiled flooring, coving to ceiling, radiator, access to loft space,

**OPEN PLAN KITCHEN/LIVING AREA:** 23'09" x 11'08" max / 8'04" min, kitchen having a range of wall and base units with rolled work tops over, incorporating double oven and hob with extractor fan over, stainless steel sink unit with mixer tap over, coving to ceiling, double glazed window to side and rear, inset lighting, leading to living space having wood effect tiled flooring, radiator, double glazed sliding patio doors, partial panelled wall, coving to ceiling,

**CONSERVATORY/SUN ROOM:** 14'06"x 10'06", having wood effect flooring, radiator, double glazed French doors to rear garden,

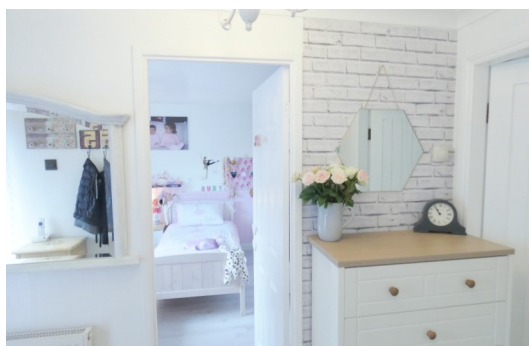
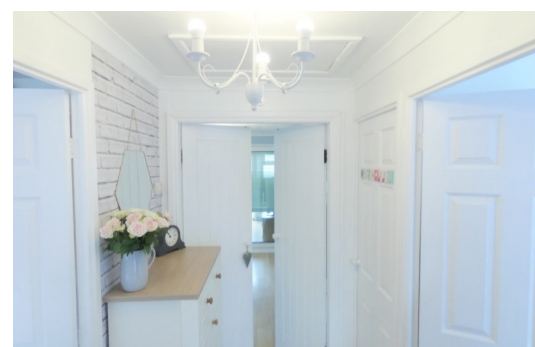
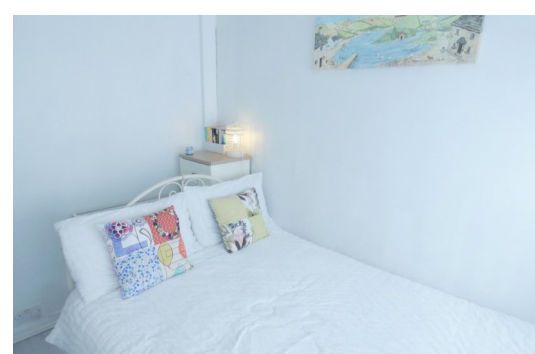
**BEDROOM 1 (FRONT):** 10'11" x 11'01", having double glazed window, radiator, partially panelled wall covering,

**BEDROOM 2 (FRONT):** 9'03" x 8'08", having double glazed window to front, radiator,

**BATHROOM:** fully tiled bathroom with white suite comprising panelled bath with tiled surround over, low level WC, wash hand basin, heated towel rail, airing cupboard, frosted double glazed window to side.

**OUTSIDE:** enclosed lawned rear garden having paved patio area, shed and play house to the side, offering further parking and storage space, or room for development.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

## AWAITING EPC

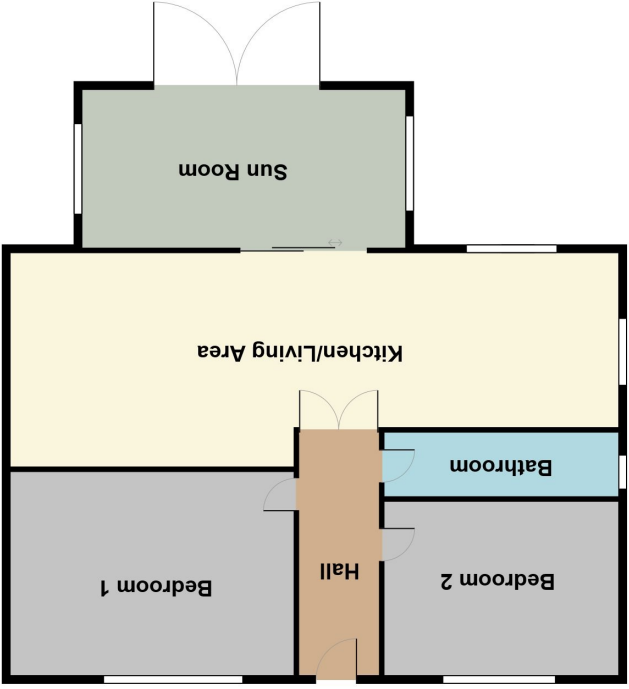


TENURE:

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

As per sales particulars.  
 Recommended via Acres on 0121 321 2101.  
 Accessed off Rectory 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.

55 Jerrard Drive, Sutton Coldfield