

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk @ www.acres.co.uk



- * Three Bedroom end terrace house
- * Requires modernisation but offering great potential
- * Through lounge and dining room
- * Kitchen
- * Downstairs bathroom
- * Large enclosed rear garden
- * Off road parking



JOCKEY ROAD, SUTTON COLDFIELD, B73 5XH offers in excess of £200,000

We are delighted to share this three bedroom end terraced located in a prime position within the royal town of Sutton Coldfield on Jockey Road. This property requires modernisation and offer great potential to design a home that benefits from a location that has excellent public transport facilities (including network rail), access to local primary and secondary schools (including grammar) and walking distance of Boldmere High Street with a real independent feel with shops, restaurants and bars. Also close to Sutton town centre and recreational facilities including Sutton Park & Wyndley Leisure Centre. With accommodation briefly comprising; Ground floor; covered entrance, hall, through lounge and dining room with access to stairs flowing to first floor accommodation, kitchen, lobby and bathroom. First floor; landing with three bedrooms leading off. Outside; enclosed lawn rear garden and open front with off road parking. Partially double glazed and partially original single glazed windows, central heating (where applicable)

Paved front with off road parking.
Covered entrance leading into,

HALL: with under stairs cloakroom/storage cupboard,

THROUGH LOUNGE/DINING ROOM: 28'08" into bay max / 26'04" min x 11'01 max into chimney breast / 9'05" min, having single glazed bay window to front and double glazed window to rear, 2 x radiator, and access to first floor,

KITCHEN: 11'05" x 5'08", having a range of wall and base units with work tops over, incorporating a double bowl sink unit, single glazed window, IDEAL central heating boiler, leading to inner lobby with door to rear garden and storage cupboard,

BATHROOM: with panelled bath WC, wash hand basin, tiled splash backs, radiator, single glazed frosted window,

FIRST FLOOR LANDING:

BEDROOM 1 (FRONT): 14'07" max / 14'03" min x 11'04" into chimney breast , radiator, single glazed window to front,

BEDROOM 2 (REAR): 13'01" max (into wardrobes) x 11'02", with fitted wardrobes, radiator, loft access via built in wardrobe, door leading into,

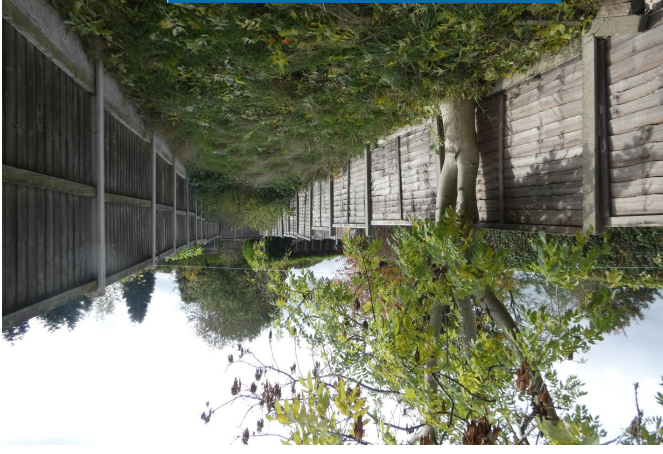
BEDROOM 3 (REAR): 14'07" x 5'09", with double glazed window and radiator.

OUTSIDE: deep enclosed lawned rear garden with gate to side access for bins.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Address:
415 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.

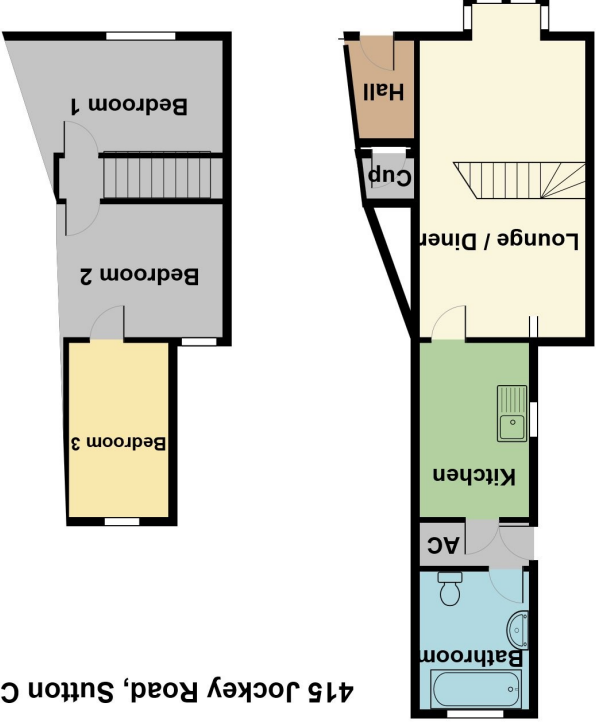
TENURE:

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.)
C
As per sales particulars.

415 Jockey Road, Sutton Coldfield



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



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