

ACRES

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

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- * Two bedroomed ground floor apartment
- * Open plan lounge/fitted kitchen
- * Master bedroom with en suite
- * Family bathroom
- * Secure gated entrance with CCTV
- * Well maintained communal gardens
- * Own private entrance



***ASCOT HOUSE, JOCKEY ROAD, SUTTON COLDFIELD,
B73 5PU OFFERS IN THE REGION OF £170,000***

Acres are delighted to offer this ground floor two bedroom modern style apartment located in an extremely popular residential location on the corner of Jockey Road and Goldieslie Road, Sutton Coldfield. Offering good sized accommodation throughout and close to all essential amenities including shops, restaurants and bars in Sutton town centre, public transport facilities including network rail and schools for all ages of children (Grammar), being within easy reach of Sutton Park we would like to share the accommodation on offer; Ground floor; secure entrance, hall with storage off, open plan lounge area with fitted kitchen, two bedrooms (master bedroom with ensuite shower room), family bathroom. Outside; well maintained communal grounds surrounding the property & parking. Double glazing and electric heating (both where applicable).

PORCH: 7'03" x 3'02", having useful storage cupboard, leading to.

HALL: having wood effect laminate flooring, electric heater, useful storage cupboard housing water heater and doors leading off to.

LOUNGE: 17'07" max x 14'01" max measured into bay/ 8'04" min, having wood effect laminate flooring, 2 x electric heaters, double glazed rectangular window to front.

KITCHEN: 7'08" x 7'06", having lino flooring, a range of wall and base units with work tops over with tiled splashbacks, electric hob and built in cooker with extractor fan over, integrated fridge freezer, washer/dryer and dish washer.

BEDROOM 1: 12'09" max / 11'10" min x 12'06" max measured into bay, double glazed bay window, electric heater.

EN SUITE: comprising white suite having low level WC, wash hand basin and walk in shower cubicle being fully tiled, extractor fan, tiled flooring and double glazed frosted window.

BEDROOM 2: 12'02" max / 10'03" min x 10'11", having electric heater and double glazed window.

BATHROOM: 7'07" x 6'06", comprising white suite having low level WC, wash hand basin, panelled bath with tiled surround with electric shower over and shower screen, heated towel rail.

OUTSIDE: There is a secure electric gate with allocated parking to the rear of the property, approached via Goldieslie Road, well maintained grounds with borders containing shrubs.



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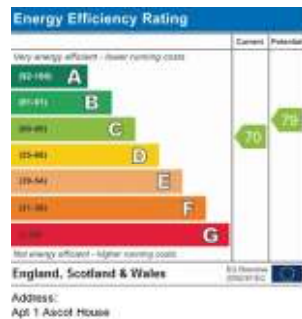




1 Ascot House,
49 Jockey Road, Sutton Coldfield



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



TENURE:

been informed by the vendors that the property is **LEASEHOLD** lease note the details of the tenure should be confirmed by any prospective purchaser's (tor.)

COUNCIL TAX BAND:

C

FIXTURES & FITTINGS:

As per sales particulars.

VIEWING:

Recommended via Acres on 0121 321 2101.

LOCATION :

Accessed via Jockey Road and/or Goldiesle Road

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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.

