

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Modern design link detached
- * VACANT POSSESSION
- * NO UPWARD CHAIN
- * Three bedrooms
- * South facing rear garden
- * Garage and off road parking
- * Great potential to extend
- * Popular residential location



JOCKEY ROAD, SUTTON COLDFIELD, B73 5DE £350,000

Offering vacant possession with no upward chain, this well designed three-bedroom link detached property is perfectly located on Jockey Road for all essential amenities. Close to local shops at New Oscott, Boldmere and Sutton Town Centre, with access to public transport and the midlands motorway network and recreational facilities including Sutton Park with accommodation briefly comprising; Ground floor. Covered entrance, hall, lounge, and fitted kitchen/breakfast room. First floor. Landing with three bedrooms leading off and family shower room. Outside. Block paved front driveway giving ample off-road parking, garage, enclosed private lawn rear garden. Double glazing and central heating (both where specified).

HALL: having doors leading off to lounge, kitchen/diner and guests WC and stairs flowing to first floor.

LOUNGE (FRONT): 14'02" x 11'00" min / 14'00" max into bay window, double glazed bay window, feature brick chimney breast housing gas fire, timber effect ceiling beams and radiator,

KITCHEN/DINER(REAR): 12'08" x 7'08" min / 14'03" max, with timber effect beams to ceiling, having a range of wall and base units with tiled work tops over and tiled splash backs, incorporating a double bowl sink unit with mixer tap over, 4 ring gas hob with electric oven beneath and extractor fan over, integrated fridge/ freezer, double glazed window and French doors leading to garden.

GUESTS WC: having radiator, white suite comprising low level WC and wall hung wash hand basin, extractor fan, wooden double-glazed frosted window, tiled flooring, and door leading to,

USEFUL UNDERSTAIRS RECESS: with washing machine and tumble dryer and housing Worcester boiler.

FIRST FLOOR.

LANDING: having wooden double-glazed frosted window to side,

BEDROOM 1(REAR): 12'07" max / 7'03" min x 14'05" max / 7'08" min (measured into wardrobes), having 2 x double-glazed windows to rear, radiator and a range of white fitted wardrobes and furniture,

BEDROOM 2(FRONT): 9'09" x 8'05", radiator and double glazed window to front,

BEDROOM 3 (FRONT): 12'01" x 5'06", double-glazed window and radiator,

FAMILY SHOWER ROOM: being fully tiled with white suite comprising low level WC, pedestal wash hand basin, walk in shower cubicle with bi fold doors and electric shower, double-glazed frosted window and radiator.

GARAGE: 19'01" x 7'08", (please ensure the measurements are suitable for your own vehicle), with electrical sockets, loft hatch to pitched roof.

OUTSIDE: front drive having shrub borders, block paved and offering ample off-road parking, rear walled garden being South facing, having lawn with established borders, paved patio/sun terrace.



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AWAITING EPC



TENURE:

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

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



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.