

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A detached residence
- * Close to Boldmeres vibrant high streets
- * Ideal for many local amenities including shops, public transport and schools
- * Entrance hall and guests cloakroom
- * Open plan lounge and dining kitchen with doors to garden
- * Three bedrooms
- * Bathroom with white suite
- * Fore garden offering parking space
- * Long rear garden with patio and lawn
- * No upward chain.



328a Jockey Road, Sutton Coldfield, B73 5LX — Offers Around £285,000

This is an excellent opportunity to purchase a detached, freehold residence close to the extremely popular Boldmere High Street, with a vast amount of amenities close by this property offers the following accommodation, entrance hall, guests cloakroom, fabulous open plan living accommodation including a lounge, fitted kitchen and dining area and double opening doors out to the garden. To the first floor are two bedrooms and a bathroom with white suite and to the second floor is a third bedroom. To the front is a generous fore garden offering multiple parking space and to the rear is a long lawn with patio and lawn. This property offers no upward chain so book an early viewing so that you could make this property your new home. Council tax band and EPC rating c.

Access is via: a stone chipped fore garden offering parking space and access to a double glazed reception door into:

HALLWAY Having a staircase to first floor, timber effect floor, door into lounge and door into:

GUEST CLOAKROOM Having white close coupled WC, wash hand basin, radiator, double glazed pattern window, tiled floor

OPEN PLAN LOUNGE/ KITCHEN 25'8" max x 14'1" max 7'11" min Having double glazed window to front, radiator, timber effect floor, leading to

DINING/KITCHEN AREA Having a range of drawer, base and eye level cupboards, four ring electric hob with electric oven under and extractor hood over, stainless steel sink and drainer, double glazed window, space and plumbing for washing machine, integrated fridge and freezer, work surfaces, tiling to splash backs, wall mounted gas central boiler, tiled floor, leading to dining area, double glazed double doors to garden, radiator, door into under stairs storage

FIRST FLOOR LANDING Having staircase to second floor, doors into:

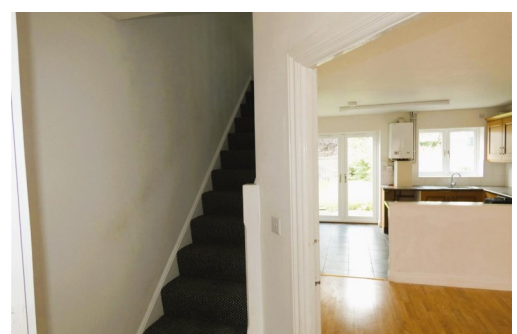
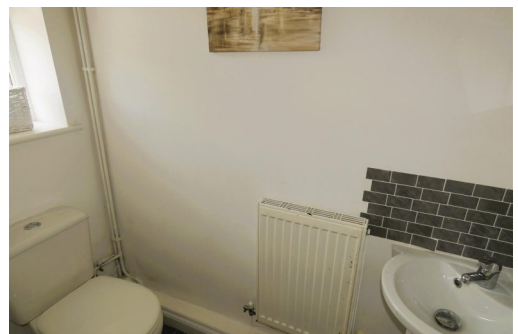
BEDROOM TWO 14'3" max 7'11" x 9'1" max 5'3" min Having two double glazed windows to rear, radiator

BEDROOM THREE 14'2 max 7'2" min x 10'5" max 4'6" min Having a double glazed window to front, radiator

BATHROOM Having a white suite, panelled bath with shower above, glazed shower screen, wash hand basin set into vanity unit, radiator, tiling and water proof covering to walls and floor, extractor fan

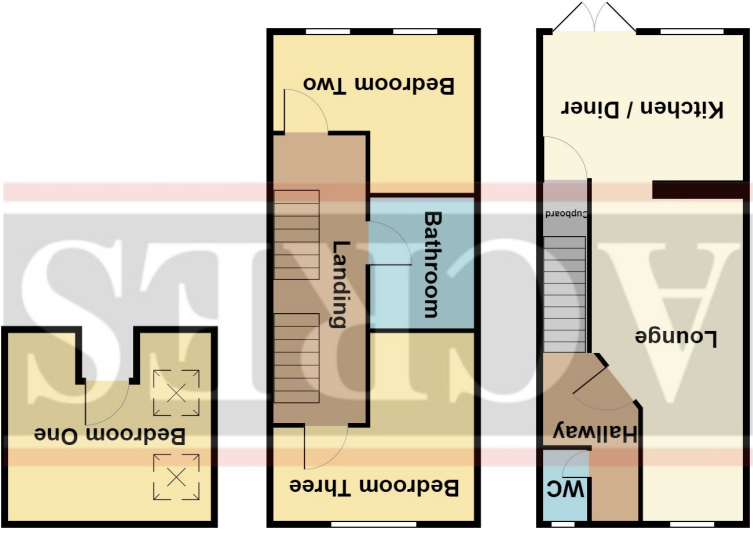
MASTER BEDROOM 11'1" (approximate size) 14'4" max x 14'1" 8'2" (some rest head room) Having two double glazed roof windows, radiator

REAR GARDEN A long garden with patio to fore leading to a long lawn



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Potential	88 B
Current	77 C

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.)
 As per sales particulars.
 Recommended via Acres on 0121 321 2101.



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.