

# 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)



- \* A beautifully presented property
- \* Close to many local amenities
- \* Entrance hall
- \* Generous lounge and separate sitting room
- \* Large modern styled dining kitchen
- \* Three excellent bedrooms
- \* Bathroom with white suite
- \* Fore garden offering multiple parking space
- \* Long well manicured rear garden



***344 Jockey Road, Sutton Coldfield, B73 5XJ – Price £365,000***

Welcome to this charming semi-detached freehold house located on Jockey Road in the sought-after area of Boldmere in Sutton Coldfield. Upon entering, you are greeted by an entrance hall that leads into a beautifully presented lounge and separate sitting room. There is also a very spacious comprehensively fitted dining kitchen that is sure to impress, offering a modern space to prepare delicious meals and entertain. To the first floor are three excellent bedrooms and a modern bathroom with white suite and monochromatic theme. To the front is a brick blocked fore garden offering multiple parking space and one of the highlights of this property is the long, well-manicured rear garden, perfect for enjoying the outdoors, whether you're looking to relax in the sun or enjoy alfresco dining, this garden offers a peaceful escape from the hustle and bustle of everyday life. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of this property for yourself. EPC rating C. Council tax band C.

Access is via a brick blocked fore garden offering multiple parking and double glazed reception door into:

**HALLWAY** Staircase to first floor, radiator, grey toned flooring and access into

**LOUNGE 12'2" x 16'3" max 13'10" min to chimney breast** Beautifully presented and generous in size, double glazed window to front, stylish fire surround with contrasting marble back and hearth, radiator and access into

**SITTING ROOM 12'00" x 8'6"** An excellent second reception room with modern vertical radiator, grey toned timber effect floor and open access into

**DINING KITCHEN** Continuation of the grey toned timber effect floor, a superb fitted kitchen with two toned units with copper effect handles, marble effect work surfaces and white tiling to splash backs, integrated dishwasher, fridge and freezer, space and plumbing for washing machine, four ring gas hob with electric oven under and extractor hood over, vertical radiator, white sink and drain under the double glazed rear window

**DINING AREA** Vertical radiator, double glazed window to rear and double glazed double doors to garden

**FIRST FLOOR LANDING** Double glazed vertical window to side, access to loft and doors into

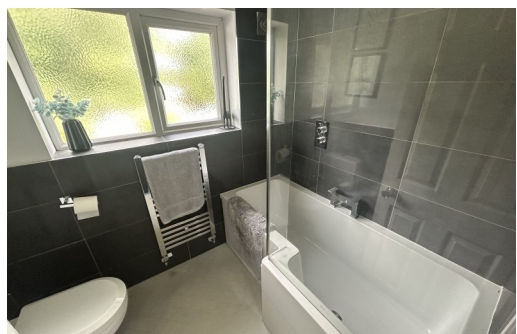
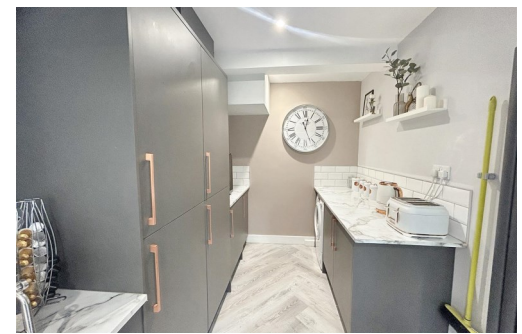
**BEDROOM ONE 12'2" x 12'00" max 10'00" min to wardrobe front and chimney breast** An excellent double bedroom with double glazed window to front, feature panelled wall and high gloss modern wardrobe system to one side, radiator

**BEDROOM TWO 12'00" x 8'5"** Double glazed window to rear, timber effect floor, radiator and feature panelled wall

**BEDROOM THREE 9'10" x 7'00" max (less stairwell)** Double glazed window to front, radiator, light grey toned floor

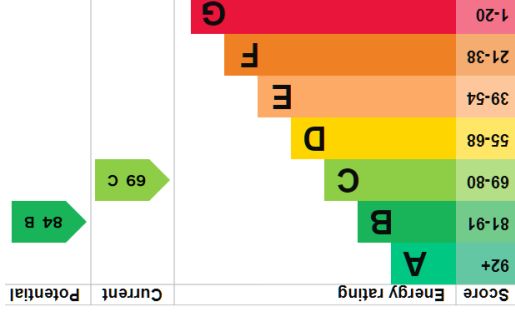
**BATHROOM** White suite, shower bath with shaped screen and over head shower, pedestal wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, contrasting tiling to part walls, double glazed opaque window

**REAR GARDEN** Paved patio leading to a long lawn with flowering and verdant borders, plus garden shed to far rear



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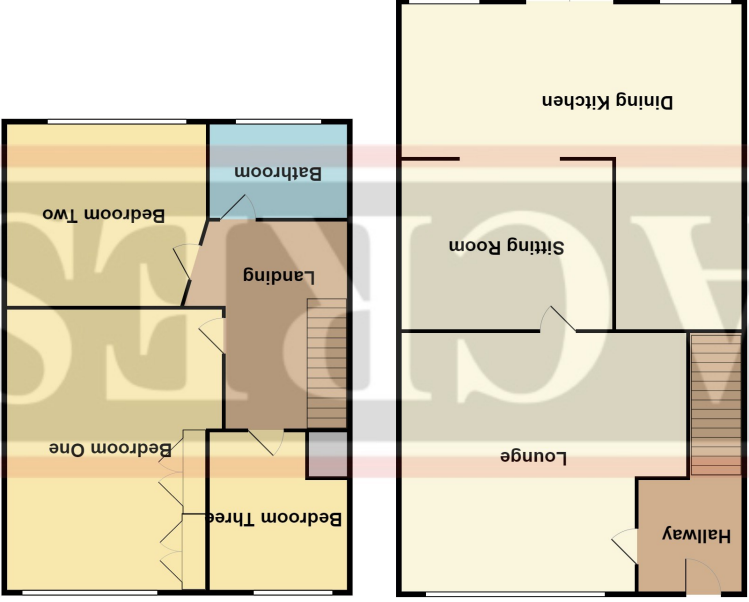




Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

**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.



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