

ACRES

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- Three good size bedrooms, two with fitted wardrobes
- Attractive front lounge/ dining room
- Rear family room/lounge
- Comprehensively fitted kitchen
- Well appointed family bathroom
- Set in a convenient central location
- Lawned rear garden
- Much improved and well presented



JOCKEY ROAD, SUTTON COLDFIELD, B73 5XD - OFFERS AROUND £320,000

This most delightful imposing freehold traditional townhouse property is set in a prime well-regarded sought-after location just a short stroll from the ever-popular Boldmere High street with a vast amount of amenities such as shops, restaurant's and cafe's. The property benefits from gas central heating and PCV double glazing (both where specified). To fully appreciate the property on offer and its host of improvements we highly recommend an internal inspection. Briefly comprising, an attractive lounge, dining room, fitted kitchen. To the first floor are three good sized bedrooms and a well appointed bathroom with white suite. To the rear is a generous lawned garden with a patio Council tax band B

DINING ROOM AREA 11'02" x 12'02": Wooden flooring throughout, light ceiling point, bay window to front, radiator, gas meter and electric meter fitted

LIVING ROOM 11'04" x 12'11": Light ceiling point, radiator, wooden flooring throughout, French doors leading to the garden, minster fireplace

KITCHEN 6'05" x 14'09": Laminate flooring throughout, wall and base units, wooden hardtops, window to rear, built in oven gas hob and extractor fan, space for fridge freezer washer dryer and dishwasher, boiler is located in this room and spotlights throughout

LANDING 11'04" x 12'11": Wrap around landing, spotlights

BEDROOM ONE 6'06" x 15'00": Laminate flooring throughout, light ceiling point, window to front, built in wardrobe & storage cupboard, radiator, built in wardrobes

BEDROOM TWO 6'10" x 9'07": Laminate flooring throughout, spotlights, coved ceilings, window to rear, radiator

BEDROOM THREE 15'00" x 12'03": Laminate flooring throughout, spotlights, radiator, built in wardrobes

BATHROOM 4'05" x 12'11": Laminate flooring throughout, toilet, sink, window to rear, towel radiator, bath tub with shower over and spotlights throughout

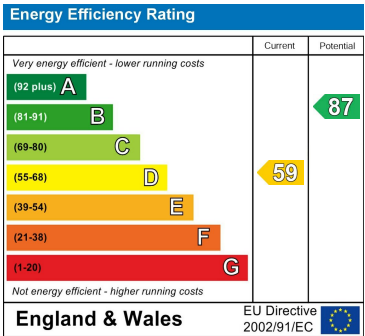
OUTSIDE: Paved with a gravel area, lawned rear garden, shrubs and bushes, side shared access



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly 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.