

ACRES

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- Deceptively spacious and much-improved detached family home
- Four bedrooms, all with fitted wardrobes
- Stunning open-plan kitchen/family/day room with bi-fold doors
- Separate lounge and dining room
- Master bedroom with modern en-suite
- Low-maintenance, secluded rear garden
- Exceptionally spacious rear home office / gym / hobby room
- Close proximity to Sutton Park and excellent schools



JOCKEY ROAD, SUTTON COLDFIELD, B73 5XL - OFFERS AROUND £585,000

This delightful, much-improved and substantially extended Freehold detached family home is positioned in a prime, central and highly sought-after location. Just a short stroll from Boldmere's vibrant shopping centre – offering an array of restaurants, cafés and everyday amenities – the property is also ideally placed for access to excellent public transport links and highly regarded local schools. The stunning 2,400-acre Sutton Park is just a few hundred meters away, offering beautiful green space right on your doorstep.

This property has been thoughtfully enhanced for modern family living with solid oak flooring through the hall, lounge and dining room. The property benefits from PVC double glazing, air source heat pump radiator central heating, and air conditioning units (where specified), providing both environmentally friendly and cost-effective comfort throughout the seasons.

The home is set back from the road behind a twin-car driveway with electric car charging point and opens via a fully enclosed porch into a welcoming reception hall. The spacious accommodation includes a large rear lounge with feature fireplace, a separate formal dining room, and an impressive breakfast kitchen with a host of integrated appliances. The kitchen is open-plan to a generous family/day room featuring bi-fold doors leading out to the garden, making it an ideal entertaining and living space. Additional ground floor features include a guest cloakroom/WC and a practical utility room. Council Tax band: E. EPC rating: C.

Set back from the roadway behind a recently completed block-paved driveway providing off-road parking. A multi-locking door gives access to:

FULLY ENCLOSED PORCH: PVC double-glazed windows to front and side, door to:

WELCOMING RECEPTION HALL: PVC double-glazed windows to side, double radiator, storage cupboard.

SPACIOUS LOUNGE: 20'6" x 11'1" max / 10' min, double-glazed bi-fold doors to rear, elevated log-effect living flame gas fire, double radiator, air conditioning unit.

DINING ROOM: 13'4" x 12'7" max / 10'3" min, PVC double-glazed bay window to front, double radiator.

FITTED BREAKFAST KITCHEN: 16'1" max / 12'10" min x 15'7" 1.5 bowl sink unit set into sweeping black granite work surfaces. Comprehensive range of fitted units to base and wall level including pan drawer units, range-style cooker, elevated stainless steel oven with fitted coffee machine above, integrated dishwasher, space for American-style fridge/freezer. Central island unit providing breakfast space, double radiator, tall contemporary radiator. Open-plan to:

OPEN-PLAN FAMILY DAY ROOM: 15'6" x 15'3", wide bi-fold double-glazed doors to rear, two further PVC double-glazed windows to side, large double-glazed roof lantern, two double radiators (32'9" combined max length), air conditioning unit.

UTILITY ROOM: 7'3" x 6'4", PVC double-glazed window to side, sink unit set into rolled-edge worktops, fitted wall and base units, recesses for washing machine and dryer.

GUEST CLOAKROOM / WC: PVC double-glazed obscure window to front, white low-flushing WC, wash-hand basin.

STAIRS TO LANDING:

BEDROOM ONE: 18'10" x 13'2" (both max, to walls) x 15'6" x 4'6", 2 PVC double-glazed windows to rear, two period-style radiators, fitted air conditioning unit, single and two double-fitted wardrobes.

EN-SUITE SHOWER ROOM: PVC double-glazed obscure window to front, white suite comprising enclosed shower cubicle, wash-hand basin, low-flushing WC, tiled splashbacks, chrome ladder-style radiator.

BEDROOM TWO: 13'2" max / 10'3" min x 11' max / 9' min, PVC double-glazed bay window to front, double radiator, single and two double-fitted wardrobes.

BEDROOM THREE: 11' max / 9' min x 9'10", PVC double-glazed window to rear, double radiator, two double-fitted wardrobes.

BEDROOM FOUR: 11'2" max / 9'2" min x 9'7", PVC double-glazed window to side, double radiator, two double and two single-fitted wardrobes.

WELL-APPOINTED BATHROOM: PVC double-glazed obscure window to front, white suite comprising free-standing bath, vanity wash-hand basin with double base unit beneath, low-flushing WC, chrome ladder-style radiator, tiled walls and floor.

OUTSIDE: Paved patio to low-maintenance lawn-style rear garden flanked by mature hedges for privacy.

SUBSTANTIAL REAR HOME OFFICE / HOBBY ROOM / DEN:

ROOM ONE: 15' x 14'2", double French doors open to enclosed terrace/balcony area providing charming sitting space overlooking the garden. Internally, double-glazed windows to front and side, light and power points. Twin glazed doors open to:

ROOM TWO: 15' x 9', further double-glazed windows to garden.



TENURE:

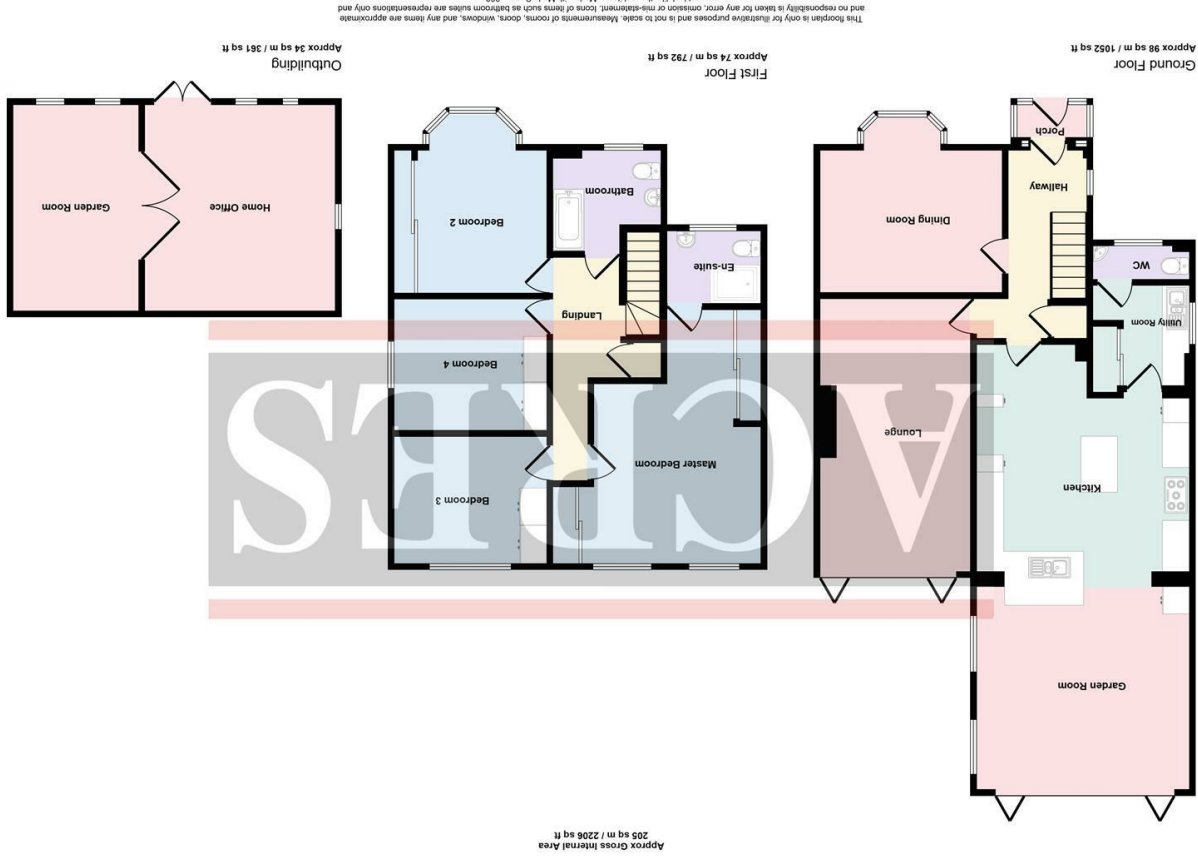
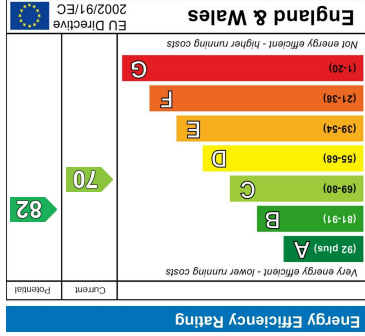
We have been informed by the vendor that the property is Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

E

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.

