

# ACRES

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www.acres.co.uk

- Well Presented Terraced Home
- No Upward Chain
- Driveway Providing off Road Parking
- Two Reception Rooms
- Fitted Kitchen
- Two Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Large 20ft x 6ft Workshop/Storage Shed
- Generous South Facing Garden with Patio and Lawned Area
- Internal Viewing is Recommended



**JOCKEY ROAD, SUTTON COLDFIELD, B73 5DE - OFFERS AROUND £265,000**

Situated on Jockey Road, this well presented two bedroom home occupies a convenient and well connected position close to local shops, amenities and regular bus routes. The property is within easy reach of Chester Road facilities, reputable schools and offers straight forward access to neighbouring areas including Erdington, Boldmere and Sutton Coldfield town centre, making it an ideal choice for first time buyers, downsizers or investors. Offered to the market with no upward chain, the property benefits from off road parking, two reception rooms, a fitted kitchen, useful outbuildings and a generous rear garden with workshop. With scope to personalise and enhance, this is a fantastic opportunity to secure a home in a popular and established residential location.

Accessed via a driveway providing off road parking for two vehicles and leading to:

**PORCH:** Wooden front entrance door with arched style decorative window above, original flooring and door leading into:

**ENTRANCE HALL:** Decorative wooden door with two part obscure glazed panels, original flooring, door to useful storage cupboard and further doors leading to:

**DINING ROOM:** 11'11 x 9'05 PVC double glazed window to the front elevation, radiator and coal effect gas fire set on a marble hearth with inset and surround and wood effect flooring.

**LOUNGE:** 12'10 x 11'10 PVC double glazed window to the rear elevation, coal effect gas fire set on a marble hearth with inset and surround, wood effect flooring, door to stairs and additional door leading to:

**KITCHEN:** 11'00 x 6'05 Fitted with a stainless steel one and a half bowl sink and drainer unit set into roll top work surfaces with matching base and wall units and drawers. Integrated oven with four ring gas hob and extractor hood over. Space for washing machine and fridge freezer. Tiled splashbacks and wood effect flooring. PVC double glazed window to the side, obscure PVC double glazed window to the side and wooden single glazed door to the side with glazed panel above providing access to the garden.

**FIRST FLOOR LANDING:** With doors leading to:

**BEDROOM ONE:** 14'08 x 11'11 PVC double glazed window to the front elevation, radiator and doors to built in wardrobe/cupboard.

**BEDROOM TWO:** 11'11 x 11'05 PVC double glazed window to the rear elevation, radiator and ample space for bedroom furniture.

**BATHROOM:** 10'01 x 6'05 Obscure PVC double glazed window to the rear elevation. Contemporary white suite comprising panelled bath with electric shower over and glass side screen, low flushing WC and hand wash basin set within a vanity unit. Tiled surround, tiled flooring, radiator and door to airing cupboard.

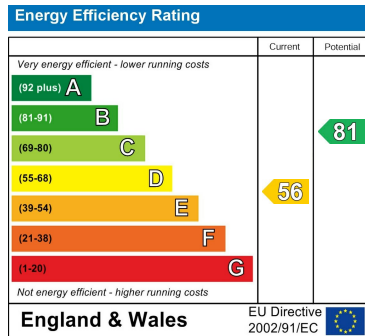
**SOUTH FACING GARDEN:** Block paved patio area leading to a lawned garden with paved pathway to the side providing access to a large 20ft x 6ft workshop/storage shed. The lawn is bordered to both sides with a variety of shrubs, bushes and plants. Three additional outbuildings are attached to the house offering further storage. There is a right of way across the property for neighbours providing access to the side passage.



**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 BAND :** B                      **COUNCIL :**

**VIEWING:** Highly 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.

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.