

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Block paved driveway providing off road parking
- Welcoming lounge
- Separate dining room
- Fitted kitchen
- Ground floor shower room
- Two generous double bedrooms
- Large first floor bathroom with roll top bath and separate shower
- PVC double glazing and gas central heating (both where specified)
- Private rear garden with patio, and lawn



JOCKEY ROAD, SUTTON COLDFIELD, B73 5XH - OFFERS AROUND £275,000

This charming two bedroom property, superbly positioned in a highly sought after location close to Boldmere High Street, Sutton Park and excellent transport links. The property offers well presented and versatile accommodation including two reception rooms, a fitted kitchen, downstairs shower room, two generous bedrooms and a spacious first floor bathroom and gas central heating and PVC double glazing (both where specified). Externally, there is a private rear garden providing both lawn and patio area, perfect for outdoor enjoyment, together with a block paved driveway to the front for off-road parking. Ideal for first time buyers or investors.

The property is approached via a block paved driveway providing off road parking for one vehicle, leading to the entrance.

Lounge: 11'3" x 11'1" (max) / 9'11" (min) Entered through a composite front entrance door, with a PVC double glazed box bay window to the front elevation. Featuring a central fireplace with surround, radiator, creating a welcoming living space.

Dining Room: 11'3" x 11'0" (max) / 9'10" (min) With a PVC double glazed window to the rear, electric coal effect living flame fire set on a slate hearth with wooden surround, door to under stairs storage cupboard, radiator, and access to both the stairs and kitchen.

Kitchen: 10'4" x 5'10" PVC double glazed window to the side, stainless steel sink and drainer unit set within rolled edge work surfaces, a range of matching base and wall units with drawers, eye level oven and microwave, four ring gas hob with extractor hood over, integrated fridge, tiled splashbacks, tiled flooring and electric heater.

Downstairs Shower Room: Obscure PVC double glazed window to side, fitted with a white suite comprising enclosed corner shower unit, hand wash basin set in vanity unit, low flushing WC, tiled surround, tiled flooring and chrome ladder style radiator.

Landing: Providing access to bedrooms and bathroom.

Bedroom One: 11'3" (max) / 10'2" (min) x 11'3" PVC double glazed window to the front elevation, radiator, and feature fireplace.

Bedroom Two: 11'4" x 11'0" (max) / 10'0" (min) PVC double glazed window to rear, radiator, feature fireplace, built in cupboard, and door into bathroom.

Bathroom: 13'11" x 5'10" Obscure PVC double glazed window to rear, fitted with a white suite comprising enclosed corner shower, rolltop bath, low flushing WC and hand wash basin. Radiator and laminate flooring.

Garden: A paved side area leads to a patio area ideal for outdoor seating, with a lawned garden beyond, framed by mature conifer bushes to both sides, creating a private and peaceful setting.



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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: D **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	79

England & Wales EU Directive 2002/91/EC



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.