

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Mid Terraced Property
- Spacious lounge
- Dining room with feature fireplace
- Modern fitted kitchen with integrated appliances
- Guest WC
- Two well proportioned bedrooms
- Contemporary family bathroom
- Block paved driveway to front
- Private rear garden with patio, lawn and brick built shed
- Excellent location close to local amenities, Sutton Park and transport links



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

This well presented home benefits from PVC double glazed windows and gas central heating (both where specified), and is ideally situated close to a range of local amenities, transport links, and the beautiful Sutton Park. Offering spacious and versatile accommodation throughout comprising of a lounge, dining room, fitted kitchen, guest WC, two double bedrooms, newly fitted family bathroom and garden. The property is perfect for families, FTB's or Investors.

Accessed via a block paved driveway leading to

PORCH: With a composite front entrance door featuring part obscure windows, a decorative arched window above and tiled flooring.

HALL: With wooden inner door, tiled flooring, radiator, storage cupboard and doors leading through to the ground floor accommodation.

DINING ROOM: 13'09" x 9'10" max (8'08" min) PVC double glazed box bay window to the front, radiator, open brick fireplace with tiled hearth, wooden surround, and wooden flooring.

LOUNGE: 18'11" max (11'10" min) x 13'03" max (12'00" min) PVC double glazed French doors to the rear garden, wooden flooring, coal effect fireplace with tiled hearth and decorative wooden surround, radiator, door leading to stairs and door to:

KITCHEN: 14'04" x 6'03" Two PVC double glazed windows to the side, stainless steel sink set in marble work surfaces with drainer grooves and matching upstands, a range of matching base and wall units with drawers, integrated eye level double oven, electric Neff hob flush to work surface with extractor hood over, integrated fridge/freezer, integrated dishwasher and laminate flooring.

INNER HALL: With two storage cupboards – with appliance space.

GUEST WC: Obscure PVC double glazed window to side, low flushing WC, hand wash basin set in vanity unit, radiator and laminate flooring.

LANDING: With radiator and access to bedrooms and bathroom.

BEDROOM ONE: 15'02" max (13'09" min) x 11'11" PVC double glazed window to the front, radiator, laminate wood effect flooring and door to cupboard.

BEDROOM TWO: 12'00" x 11'09" max (10'06" min) PVC double glazed window to rear, radiator, and laminate wood effect flooring.

BATHROOM: 10'04" x 6'03" PVC obscure double glazed window to rear, fitted with a contemporary white suite comprising a walk in double shower, low flushing WC, hand wash basin set in floating vanity unit, tiled flooring, tiled surround and chrome effect ladder style radiator.

REAR GARDEN: With a paved patio seating area leading to a lawned garden, and a brick-built shed to the rear.

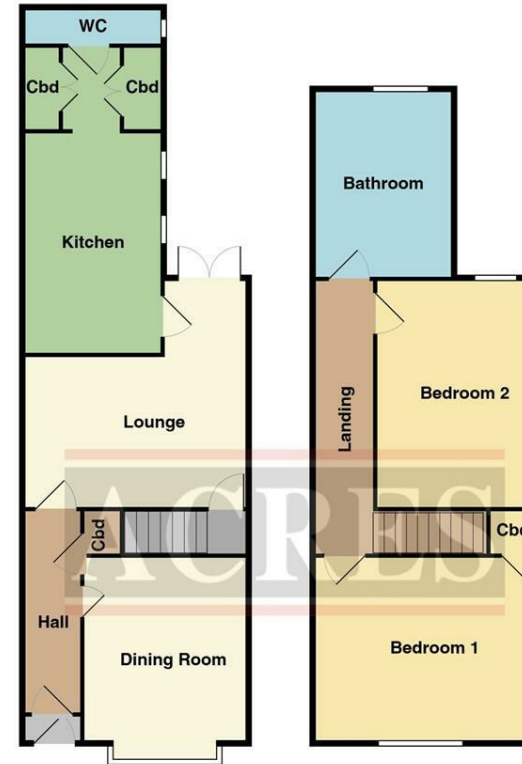


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.