

- Semi detached family home in a sought-after residential area
- Block paved driveway
- Welcoming lounge
- Fitted kitchen
- Conservatory & Guest WC
- Three Bedrooms
- Family Bathroom
- Generous rear garden
- Fully powered summer house ideal as a home office, gym, or entertainment space
- Close to local schools, shops, and transport links



JOCKEY ROAD, SUTTON COLDFIELD, B73 5XJ - OFFERS OVER £325,000

This well presented and thoughtfully maintained semi detached family home is set within a popular and well established residential area. Offering generous living space throughout, including a lounge, fitted kitchen, conservatory, WC, three bedrooms, family bathroom and a large rear garden with summer house, and ample driveway for parking. The property perfectly blends comfort, style, and practicality ideal for modern family living.

Accessed via a block paved driveway providing parking, bordered by a concrete brick wall and fenced sides.

PORCH: Composite PVC double glazed front door with PVC double glazed windows to the front and side, and tiled flooring.

HALL: Composite front entrance door, radiator, and stairs leading to the first floor landing.

LOUNGE: 15'0" (max) x 13'10" (min) x 12'2": A spacious and welcoming reception room with a PVC double glazed window to the front, a gas coal effect fire with tiled hearth and marble inset with decorative surround, and a radiator.

KITCHEN: 15'0" x 8'7": Fitted with a range of matching base and wall units with drawers, roll top work surfaces, and a stainless steel 1.5 bowl sink and drainer unit. Space for a freestanding fridge freezer, plumbing for a washing machine, and space for a range style oven. Tiled splash backs, laminate flooring, and archway leading to the conservatory. PVC double glazed window overlooking the conservatory.

GUEST WC: PVC double glazed window to the rear, low flushing WC and hand wash basin.

CONSERVATORY: 12'3" x 10'10": A bright and versatile additional living space with PVC double glazed French doors to the side, windows to the side and rear, radiator, and laminate tile effect flooring.

FIRST FLOOR LANDING: Obscure PVC double glazed window to the side and doors leading to all bedrooms and bathroom.

BEDROOM ONE: 12'6" (max) x 12'1" (min) x 12'3": PVC double glazed window to the front and radiator.

BEDROOM TWO: 11'11" x 8'4": PVC double glazed window to the rear and radiator.

BEDROOM THREE: 9'8" (max) x 7'5" (min) x 6'11": PVC double glazed window to the front and radiator.

BATHROOM: Obscure PVC double glazed window to the rear. Fitted with a white suite comprising a panelled bath, low flushing WC, and hand wash basin. Laminate flooring, tiled surround, and chrome effect ladder-style radiator.

REAR GARDEN: A superb outdoor space featuring a paved patio area ideal for seating and entertaining, a large lawn with a paved pathway leading to the summer house, well stocked shrubs and plants, fencing to all boundaries, and side access.

SUMMER HOUSE: 17'4" x 13'4": An excellent additional building offering great versatility as a home office, games room, bar or den. Benefitting from four PVC double glazed windows (two to the front and two to the side), PVC double glazed French doors opening onto the garden, and fitted with electric supply.



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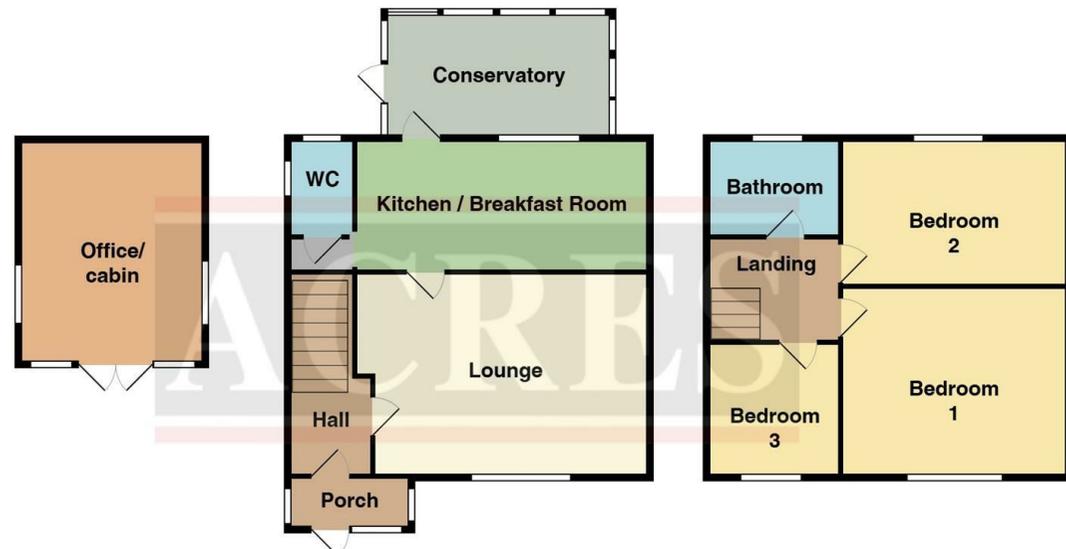


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **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>		
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.