ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Well presented terraced home
- Sought after location on Jockey Road
- Within close proximity to Boldmere High Street
- Attractive lounge
- Superb open-plan kitchen/dining room
- Separate utility room and guest W.C.
- Two generously proportioned double bedrooms
- Spacious bathroom
- Generous rear garden and driveway for two vehicles
- Viewing is Highly Recommended





JOCKEY ROAD, SUTTON COLDFIELD, B73 5XD - OFFERS AROUND £300,000

Acres are delighted to offer for sale this well presented and deceptively spacious two bedroom terraced property, ideally situated on the popular Jockey Road in Sutton Coldfield. Located within close proximity to Boldmere High Street, the property enjoys easy access to an excellent range of local shops, restaurants, cafés, amenities, well regarded schools and public transport links. Offering a wonderful combination of characterful features and contemporary living accommodation, this attractive home is ideal for first time buyers, professional couples and those looking to downsize. The property is approached via a tarmacadam driveway providing off road parking for two vehicles and benefits from a generous rear garden. The spacious interiors briefly comprise an entrance porch, welcoming lounge with feature fireplace and bay window, inner hallway and an impressive open plan fitted kitchen/dining room with integrated appliances, wooden work surfaces and bi-folding doors opening onto the rear garden. Further ground floor accommodation includes a separate utility room and guest W.C. To the first floor are two generously proportioned double bedrooms, with the principal bedroom providing access to a superbly appointed bathroom featuring a freestanding bath and separate walk in shower. Externally, the property enjoys a delightful rear garden with a paved patio area, two lawned sections, mature shrubbery and a timber storage shed. Internal viewing is highly recommended to fully appreciate the size, presentation and accommodation on offer.
Access is gained via: A tarmacadam driveway providing off road parking for two vehicles and leading to:

ENTRANCE PORCH: Single glazed door and window to front, single glazed window to side and door leading into:

LOUNGE: 12'00" x 11'02" min x 11'04" PVC double glazed bay window to front, radiator, feature recessed fireplace with tiled hearth and wooden beam above, space for lounge furniture, door back to entrance porch and access into:

INNER HALLWAY: Stairs rising to first floor landing and opening into:

OPEN PLAN KITCHEN/DINING ROOM: 24'09" max 11'10" min x 11'11" A superb open plan space having double glazed window to rear, double glazed bi-folding doors to side, door to storage cupboard, column radiator, wooden flooring throughout and ample space for dining table and chairs. The fitted kitchen comprises a range of matching wall and base units with drawers, wooden work surfaces incorporating a stainless steel sink with inset drainer grooves, integrated eye level
oven and microwave, four ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher. Door leading into:

UTILITY ROOM: 6'00" x 5'10" Part PVC double glazed door to side, wooden work surfaces with space beneath for washing machine and tumble dryer, wall mounted cupboards providing additional storage, radiator and door into:

GUEST W.C.: Low flushing W.C., hand wash basin set within a vanity unit and radiator.

FIRST FLOOR LANDING: Doors leading into:

BEDROOM ONE: 14'01" max 13'02" min x 11'06" PVC double glazed window to rear, radiator, door to storage cupboard, loft access point, ample space for bedroom furniture and door leading into bathroom.

BEDROOM TWO: 14'02" max 13'03" min x 11'06" PVC double glazed window to front, radiator and ample space for bedroom furniture.

BATHROOM: 12'04" x 6'05" Obscure PVC double glazed window to rear, beautifully appointed white suite comprising a large walk in shower with glass side screens, low flushing W.C., hand wash basin, freestanding bath, tiled surrounds and ladder style radiator.

REAR GARDEN: A generous rear garden having a paved patio area to the side of the property, accessed directly from the kitchen/dining room, leading onto two lawned garden areas with mature bushes and shrubbery to the sides and rear of the second lawned section, timber storage shed and side access leading to the front of the property.





















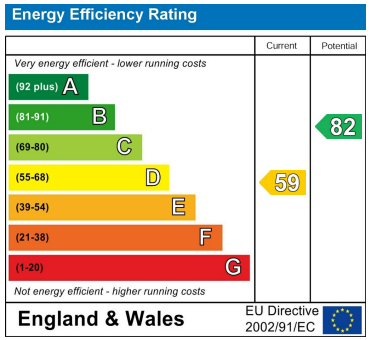
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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.