



- Three Bedrooms, one with fitted wardrobes
- Well appointed white bathroom
- Imposing spacious through lounge/ dining room
- Fitted kitchen with intergrated appliances
- Excellent home office/ Hobby room
- Much improved and well presented
- Essential and convenient location



JERRARD DRIVE, SUTTON COLDFIELD, B75 7TJ - OFFERS IN EXCESS OF £350,000

This much improved and well-presented freehold semi detached family home, is set in the heart in Sutton Coldfield been just a few hundred meters from the main shopping area, being similarly placed for excellent public transport loops links including access to the cross-city rail line at Sutton Coldfield railway station. Complimented by gas central heating and pvc doubled glazed windows (both where specified), to fully appreciate the property on offer, its host of improvements, spacious proportions and tasteful decoration we would highly recommend an internal inspection. Briefly convising enclosed porch welcoming reception hall, spacious attractive through lounge/dining, room fitted kitchen having integrated appliances, to the first floor there are three bedrooms, the first having a range of fitted wardrobes together with a well-appointed white bathroom. Set to the rear garage has been converted to provide a substantial home office hobby or playroom, furthermore there is a rear garden with three patio's

Set back from the road behind a multi vehicle block paved driveway to fore and side, access is gained to the property via a pvc double glazed door opening to

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side door to

RECEPTION HALL: Pvc doubled glazed window to side radiator with cover wood laminate flooring

SPACIOUS THROUGH LOUNGE/ DINING ROOM 25'04" max x 10'10" min x 11'03" max 8'09" min: Pvc double glazed window to front, double radiator

DINING AREA: Double glazed patio doors to rear, wood laminate flooring throughout

FITTED KITCHEN 11'08" 8'06": Pvc double glazed windows to side and rear with double glazed door to garden, sink unit set into contemporary worksurface having tiled splash backs, range of fitted units to both base levels including drawers, elevated stainless-steel oven having separate grill, flush fitted hob with extractor over, recesses for appliance's, tiled floor

STAIRS TO LANDING: Pvc doubled glazed window to side

BEDROOM ONE 12'09" x 11'02 max x 9'03" min: Pvc double glazed window to front, radiator with cover, three double fitted wardrobes with storage covers above

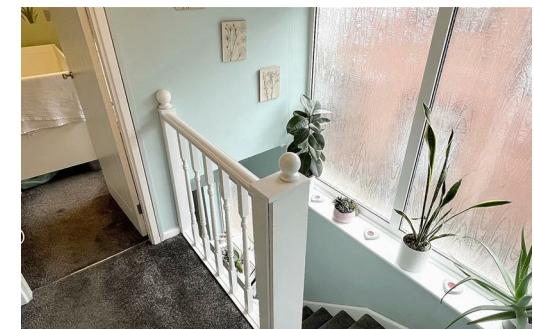
BEDROOM TWO 11'00" x 8'10": Plus door recess, pvc double glazed window, radiator

BEDRROM THREE 8'07" x 6'01": Pvc double glazed window to rear, radiator, storage/display ledge

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite, comprising bath having mixer shower side splash screen, tiled splash back, wash hand basin, low flushing WC, chrome ladder style radiator, wood effect tiled flooring

OUTSIDE: Block paved patio to a lawned rear garden, having further patio's/ Sitting area to rear tree lined aspect, timber fencing, access to

HOBBY ROOM/ DEN 16'08": Pvc Double glazed windows to rear and side, double glazed door to garden, internal lights and power and convector heater.



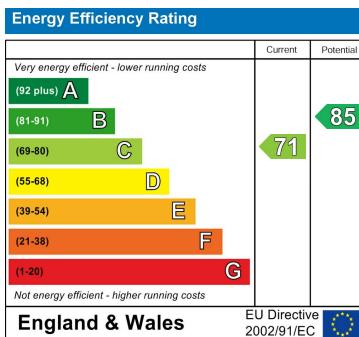
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TENURE:

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 : C

VIEWING: Highly recommended via Acres on 0121 321 2101



Jerrard Drive, Sutton Coldfield

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.