

# ACRES

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www.acres.co.uk

- Highly desirable location
- Beautifully presented family home
- Spacious lounge with log burner
- Stunning extended open plan kitchen diner
- Three well proportioned bedrooms
- Contemporary family bathroom
- Guest WC
- Large block-paved driveway and Garage
- Private rear garden
- Internal viewing is highly recommended.



**JERRARD DRIVE, SUTTON COLDFIELD, B75 7TJ - OFFERS OVER £400,000**

Located on the ever popular Jerrard Drive in Sutton Coldfield, this beautifully presented family home offers an exceptional opportunity to purchase in one of the area's most desirable residential locations. Benefitting from excellent transport links, nearby bus routes, and convenient access to Sutton Coldfield Town Centre, the property is ideally positioned for everyday amenities including shopping, leisure facilities and local parks. The neighbourhood is well regarded for its peaceful atmosphere, and friendly community feel, making it a superb choice for families and professionals alike.

Inside, the property has been thoughtfully designed to provide spacious, modern and versatile accommodation throughout. With a welcoming lounge, an impressive extended open plan kitchen diner, three well proportioned bedrooms and a contemporary family bathroom, this home caters perfectly to comfortable family living. The private rear garden, generous driveway and useful garage further enhance its appeal, offering excellent outdoor space and practical features that complement the stylish interior.

Accessed via a block paved driveway for multiple vehicles, leading to:

**PORCH:** PVC double glazed door to front with PVC double glazed windows to both sides and decorative tiled flooring.

**Hall:** Decorative wooden front door with obscure decorative panel to centre and obscure decorative panel to side, radiator with cover, stairs to landing and doors leading to:

**WC:** Obscure PVC double glazed window to side, contemporary suite comprising low-flushing WC, hand wash basin set in vanity unit, chrome-effect ladder-style radiator, decorative wooden panelling, brick effect wall tiles and laminate flooring.

**LOUNGE:** 16.01 x 10.10 max / 9.11 min PVC double glazed bow window to front with fitted tiled shutters, radiator, open brick recess and hearth with wooden beam above and log burner set within, space for freestanding lounge furniture.

**EXTENDED OPEN-PLAN KITCHEN/DINER:** 16.05 x 15.04 PVC double glazed patio doors to rear and PVC double glazed windows to rear and side, two radiators, stainless-steel sink and drainer set in wooden work surfaces with matching base and wall units with drawers, stainless-steel electric oven with four-ring gas hob and extractor hood, integrated fridge freezer, integrated washing machine, plumbing and space for dishwasher. Wooden top island with storage beneath and breakfast bar area, spotlights and atrium style feature window over dining space, wood effect flooring, tiled splashback to kitchen area, doors leading to two storage cupboards.

**LANDING:** Obscure PVC double glazed window to side, loft access point.

**BEDROOM ONE:** 13.03 x 11.00 PVC double glazed window to front, radiator, space for freestanding bedroom furniture.

**BEDROOM TWO:** 10.07 x 8.09 PVC double glazed window to rear, radiator, space for freestanding bedroom furniture.

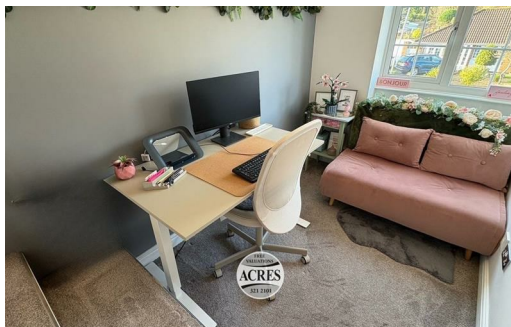
**BEDROOM THREE:** 9.08 x 6.01 PVC double glazed window to front, radiator, suitable as a third bedroom or office space.

**FAMILY BATHROOM:** Obscure PVC double glazed window to side, contemporary white suite including panelled bath, enclosed shower unit, low flushing WC, hand wash basin set in vanity unit, chrome-effect ladder-style radiator and additional column radiator, tiled surround and tiled flooring.

**GARAGE:** (Please note: the garage has not been inspected; buyers are advised to check suitability for their requirements.) Up-and-over garage door and PVC double glazed window to side.

**GARDEN:** Large newly laid patio area ideal for seating and entertaining, lawned garden bordered by shrubs and trees to both sides, fencing to all boundaries, bark-chipped area to rear with timber shed, private garden with access to the garage, excellent for outdoor dining and family activities.





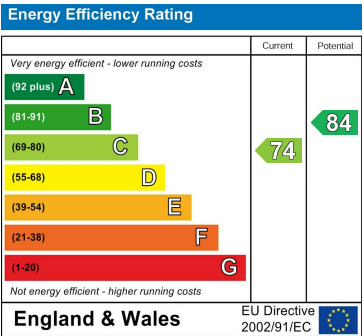
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101



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.