

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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www.acres.co.uk

- Three bedrooms, two with fitted wardrobes
- White bathroom & separate w/c
- Attractive spacious extended lounge
- Separate dining room
- Extended fitted breakfast kitchen
- Guest cloakroom/wc
- Generous rear garden
- Set in central continent location
- Garage



***JOCKEY ROAD, BOLDMERE, B73 5DQ - OFFERS OVER £365,000***



Set in a highly central convenient location just a short stroll from a range of local shopping facilities, supermarkets and being similarly placed for excellent public transport links, this well-presented free hold, semidetached property offers and ideal offers of an ideal family home. Complimented by gas central heating and having pvc double glazing (both where specified) the property has well regarded schooling within the area and surrounded by excellent road links. Thoughtfully designed and extended to the rear to fully appreciate the property on offer, with a host of features we would highly recommend an internal inspection. Briefly comprising enclosed porch, welcoming reception hall, guest cloakroom/wc, extended lounge, separate dining room/additional reception room, extended breakfast kitchen, to the first floor there are three bedrooms, the master having fitted wardrobe's further more there is a white bathroom suite and a separate w/c. The property had a side garage and a generous mature rear garden.

Set back from the road behind a multi vehicular drive way having side lawn and privet hedging access is going to the accommodation via pvc double glazed door opening to

**FULLY ENCLOSED PORCH:** Part obscure glazed door opens to

**WELCOMING RECEPTION HALL:** radiator, wood laminate flooring

**GUEST CLOAKROOM/ WC:** low flushing wc, wash hand basin, wood laminate flooring

**SPACIOUS LOUNGE** 16'09" max 12'00" min 11'08 max 9'00" min: Pvc double glazed double French doors to rear, two double radiators, log effect wall mounted fire, wood laminate flooring

**DINING ROOM /FRONT RECEPTION** 14'06" max 12'03" min 11'07" max 9'10 min: Pvc double glazed squared bay window to fore, double radiator

**EXTENDED FITTED KITCHEN** 17'08" max 12'08" min x 11'04": Pvc double glazed window and half double-glazed door to rear, single drain and sink unit set into Rold ridge worksurfaces having tiled splash backs, there are comprehensive range of fitted units to both base and wall level including drawers, combination/gas electric cooker, Breakfast table, recess for dishwasher space for fridge freezer and tiled floor

**LOBBY:** shelving, Pvc double glazed door opening to garage

**STAIRS TO LANDING:** Pvc doubled glazed obscured window to side, radiator

**BEDROOM ONE** 14'06" max 12'03" min 11'00" max 8'04" min: Pvc doubled glazed square bay window to fore, four double fitted wardrobes, radiator

**BEDROOM TWO** 13'00" x 11'00": PVC double glazed window to rear, radiator

**BEDROOM THREE** 9'06" max 7'06" min x 7'00": Pvc double glazed window to front, double fitted wardrobe

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite, convising bath having shower over, wash hand basin, radiator

**SEPARATE WC:** Pvc double glazed obscure window to side, low flushing white wc,

**GARAGE** 15'06 x 7'03": (Please check suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio to a lawned rear garden having fencing and shed



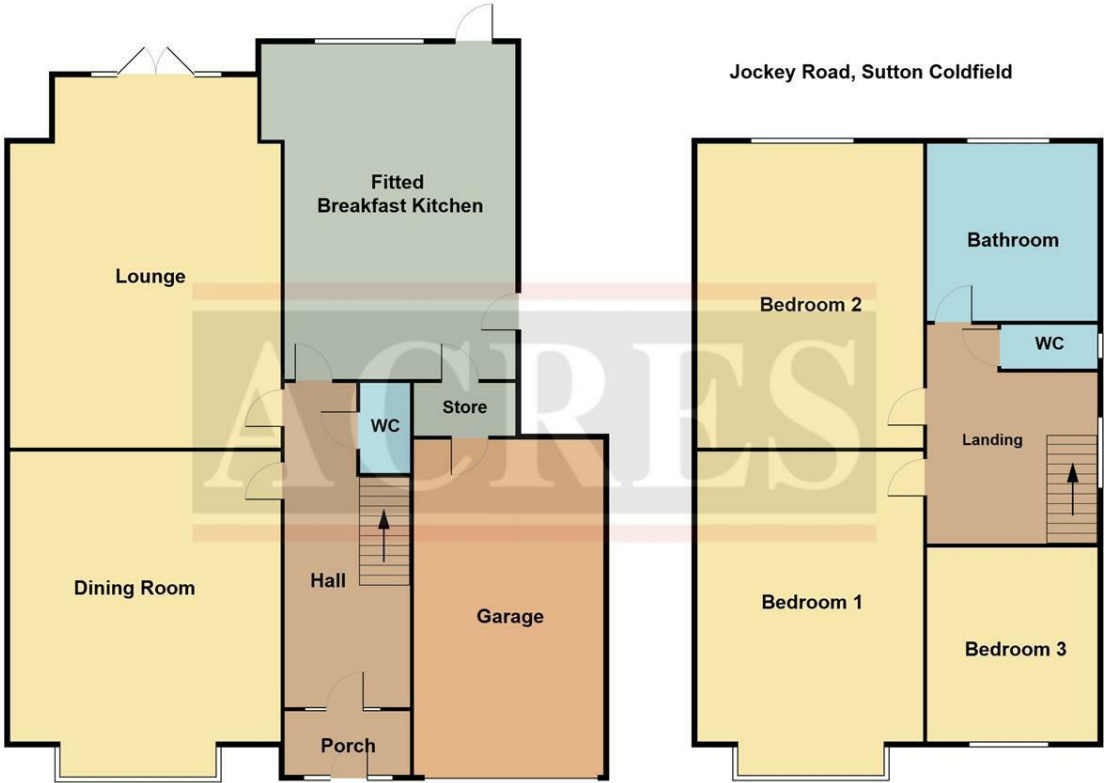


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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 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.