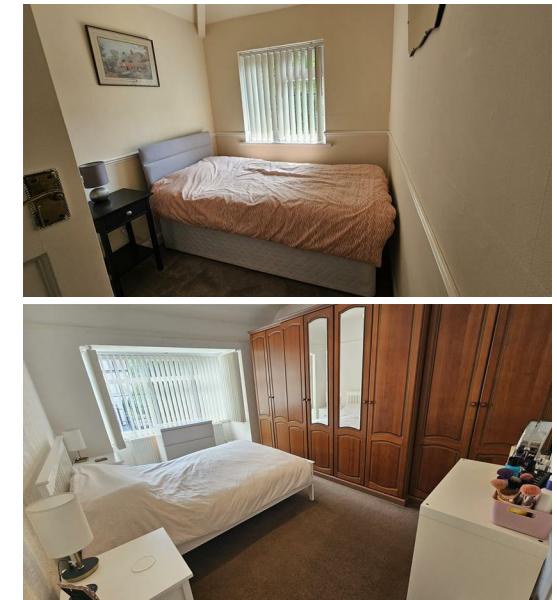




- Three bedrooms, two with fitted wardrobes
- White bathroom & separate w/c
- Attractive spacious extended lounge
- Separate dining room
- Extended fitted breakfast kitchen
- Guest cloakroom/wc
- Generous rear garden
- Set in central continent location
- Garage



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 obscsure 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



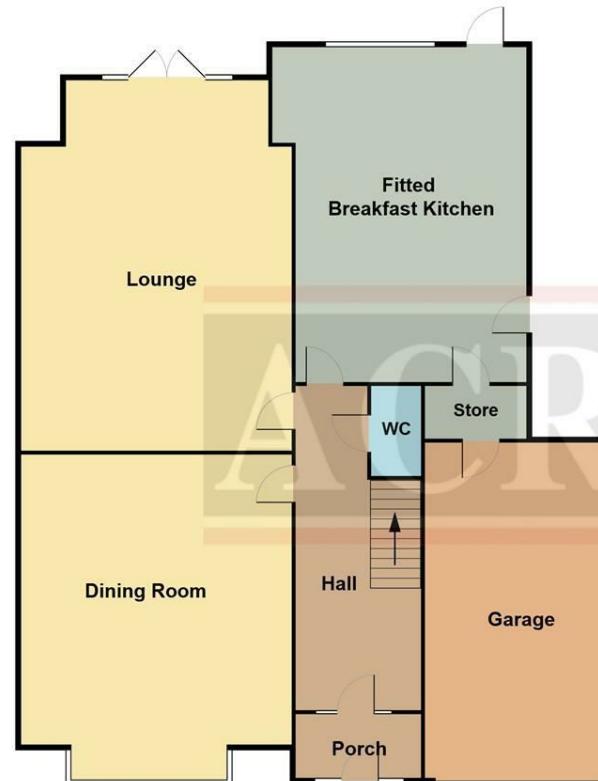
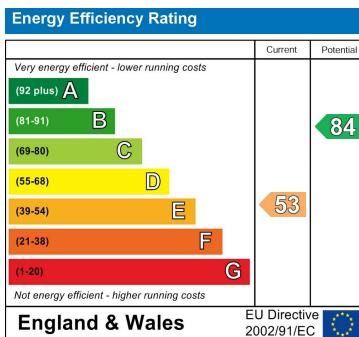
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



Jockey Road, 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.