

# ACRES

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www.acres.co.uk



- Extended and well-presented family home
- Popular residential location close to local amenities
- Tarmac driveway providing off-road parking for two vehicles
- Spacious open-plan lounge/dining room with log burner
- Impressive extended kitchen/dining/family room with bi-fold doors
- Ground floor shower room plus first floor family bathroom
- Two generous double bedrooms
- Large rear garden with patio, lawn and wooden shed/den
- Skylights and bi-folding doors providing excellent natural light
- Ideal family layout with versatile living accommodation



***JOCKEY ROAD, SUTTON COLDFIELD, B73 5XD - OFFERS AROUND £350,000***

Situated in a popular and well established residential location, this extended and beautifully proportioned family home offers excellent access to local amenities, schooling and transport links, making it ideal for families and professionals alike. The property is set back behind a tarmac driveway providing off road parking for two vehicles and enjoys a generous rear garden, perfect for both entertaining and everyday family living. Internally, the accommodation is both spacious and versatile, featuring a substantial open plan lounge/dining room, an impressive extended kitchen/dining/family room with bi-folding doors to the garden, two well proportioned bedrooms and two bath/shower rooms. The layout flows effortlessly and is complemented by modern fixtures, character features and excellent natural light throughout. Following plans have been approved for a third bedroom extension into the loft that can be provided upon request.

Accessed via a tarmac driveway providing off road parking for two vehicles, leading to:

**PORCH:** Single glazed entrance door to front with single glazed window to side, finished with tiled flooring.

**OPEN PLAN LOUNGE / DINING ROOM:** 28'07" x 12'03" (max) / 11'05" (min) A spacious and welcoming reception room featuring a PVC double glazed bay window to the front, three radiators, feature log burner set on a tiled hearth with wooden beam above, wooden effect laminate flooring throughout and a central staircase rising to the first floor.

**EXTENDED OPEN PLAN KITCHEN / DINING / FAMILY ROOM:** 25'05" x 11'08" A superb extended living space with bi-folding double glazed doors opening to the rear garden and a skylight providing excellent natural light. Fitted with a stainless steel one and a half sink and drainer set into wood effect work surfaces, matching wall and base units with drawers, four ring electric hob with extractor hood over, integrated electric oven, integrated dishwasher, space for a washing machine and fridge freezer. Finished with tiled splashbacks, stone tiled flooring throughout, two radiators and ample space for both dining furniture and family seating.

**SHOWER ROOM:** Obscure PVC double glazed window to side and skylight. White suite comprising enclosed shower, low flushing WC and hand wash basin. Fully tiled surround and flooring with a chrome ladder style radiator.

**FIRST FLOOR LANDING:** Providing access to all first floor accommodation.

**BEDROOM ONE:** 12'03" x 12'00" PVC double glazed window to rear, radiator, built-in wardrobe space, room for freestanding bedroom furniture and a door leading directly to the bathroom.

**BEDROOM TWO:** 12'03" x 11'09" PVC double glazed window to front, radiator and space for freestanding bedroom furniture.

**FAMILY BATHROOM:** 6'07" x 12'08" (max) / 11'09" (min) Fitted with a white suite comprising enclosed shower, panelled bath, low flushing WC and hand wash basin. Obscure PVC double glazed window to rear, wood panel effect flooring and radiator.

**REAR GARDEN:** A paved patio area providing space for outdoor seating, leading to a large lawned garden bordered by shrubs and mature trees. Further trees to the rear, a substantial wooden shed/den and side access to the property.





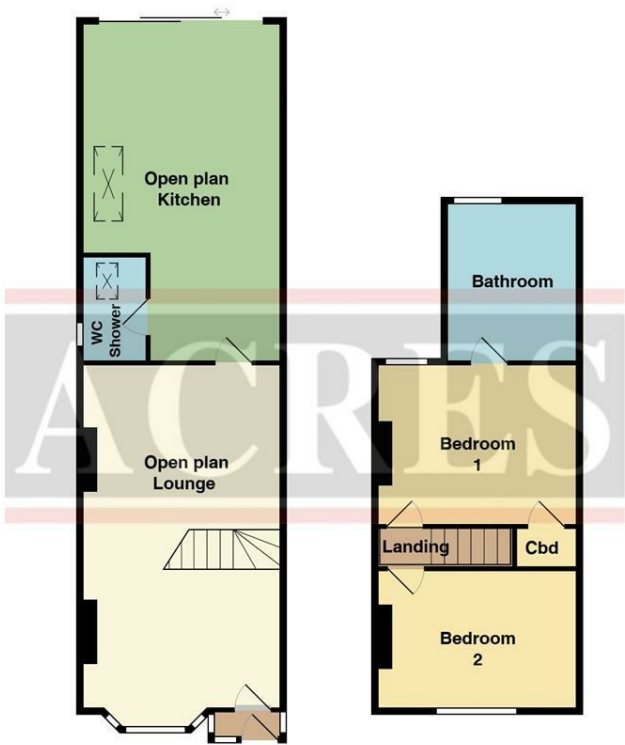


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101

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