

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A superb detached residence
- * Offering the ability to improve to ones own taste
- * Enclosed porch and entrance hall
- * Kitchen to front
- * Very generous rear living room
- * Three double bedrooms
- * Shower room and separate W.C.
- * Fore garden with parking and access to garage
- * Incredible rear garden
- * No upward chain



25 Jerrard Drive, SUTTON COLDFIELD, B75 7TB OFFERS AROUND £335,000

Ideally located in the heart of Sutton Coldfield this freehold, detached residence, council tax band D. It is close to many facilities and offers a purchaser the opportunity to improve to ones own taste. The interiors are very spacious and include enclosed porch, entrance hall, kitchen and very large rear living room with two patio doors out to the garden. There is a side passage way with door into a utility. To the first floor are three superb double bedrooms, shower room and separate W.C.. Outside is a fore garden offer multiple parking space and access to garage front and to the rear is an absolutely beautiful large garden with patio lawn and an abundance of flowering and verdant trees and shrubs. The rear bank is also part of this garden. EPC rating F.

Access is via a brick blocked fore garden offering multiple parking spaces, access to garage, and double glazed leaded light door and vertical panel to side into porch

PORCH: With tiled floor, timber glazed reception door with glazed panel to side into:

HALLWAY : With coving to ceiling, stair case to first floor, double opening sliding door into lounge, door into kitchen and door into garage

KITCHEN: 11'6 x 7'5 Having a range of drawer, base and eye level cupboards, work surfaces, tiling to splashbacks, space for electric cooker, stainless steel one and half bowl sink and drainer, space for fridge/freezer, door to side, radiator and double glazed leaded light window to front

SIDE ACCESS: Door to front, tiled flooring, half door into storage, door to side leading to garden and door into:

UTILITY / WC: With low level WC, space and plumbing for washing machine, space for dryer, wash hand basin, multi paned opaque window to side, continuation of tiled flooring

LOUNGE: 22'5 x 13'0 A very generous lounge / dining room with beamed ceiling, two double glazed patio door systems to rear, three radiators, fire surround with fitted fire

FIRST FLOOR LANDING: With double glazed patterned window to side, door to airing cupboard and further doors into:

BEDROOM ONE: 14'0 x 11'4 (max into wardrobes) / 9'2 (min to wardrobe front) With double glazed window to rear, radiator, wardrobe system to one side

BEDROOM TWO: 12'1 x 9'10 (plus door well) With double glazed leaded light window to front, radiator

BEDROOM THREE: 11'3 x 10'8 With double glazed window to rear, radiator

SHOWER ROOM: Having a double sized shower cubicle, wash hand basin set into a vanity unit, tiling to walls, chrome ladder style radiator / towel rail, double glazed leaded light opaque window to front

SEPARATE WC: Having a close couple WC, double glazed patterned window, door into under-eaves storage

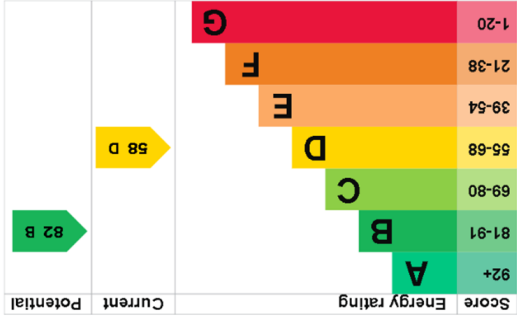
GARAGE: 15'10 x 8'2 (*PLEASE CHECK SUITABILITY FOR YOUR OWN VEHICLE USE*) With doors to front, double glazed patterned window to side, light and power

GARDEN: With patio area to fore, lawn with mature flower, tree and shrub borders, fencing to borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
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As per sales particulars.
Recommended via Acres on 0121 321 2101.

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another

