

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A generous bungalow located close to many amenities
- ◆ Hallway
- ◆ Living room with bay window to front
- ◆ Spacious dining kitchen with fitted kitchen and dining area
- ◆ Two double bedrooms
- ◆ Bathroom with white suite
- ◆ Stone chipped fore garden offering parking space
- ◆ Garage
- ◆ Rear garden with lawn and ornamental pond
- ◆ No upward chain



17 Jerrys Lane, Erdington, B23 5NX ~ Offers around £215,000

This is a rare opportunity to purchase a freehold bungalow in an ideal location close to many local amenities. The property offers no upward chain and includes the following accommodation, enclosed porch, entrance hall, living room with bay window, two double bedrooms and a bathroom. Outside is a wide stone chipped fore garden offering parking space and access to garage front. To the rear is a garden with patio, lawn and ornamental pond. Viewing should be considered a priority. Council tax band C. EPC rating D.

Access is via a stone chipped fore garden offering parking space and access to garage

PORCH Double glazed door, tiled floor leading to a timber and glazed reception door with double glazed leaded light transom

HALLWAY Grey toned floor, radiator, door into cupboard and doors into, Lounge, Breakfast Kitchen, Bedrooms one and two and bathroom

LOUNGE 12'11" max 10'2" min x 13'8" max into bay 10'3" min Double glazed bay window, two double glazed patio window to either side, radiator

BEDROOM ONE 12'11" x 12'8" max into bay 9'6" min Double glazed bay window to front, two double glazed opaque windows to either side, grey toned floor

BEDROOM TWO 11'8" x 11'6" max 10;0" min to chimney breast Double glazed window to rear, radiator, grey toned floor

DINING KITCHEN 16'10" max x 10'6" max 9'6"min

KITCHEN AREA Drawer, base and eye level cupboards, work surface, white crock sink and drainer, five ring gas hob with extractor hood over and electric oven under, double glazed window to side and rear, tiling to splash backs

DINING AREA Double glazed window to rear, door to garden, radiator, grey toned floor

BATHROOM White suite, panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, radiator, tiling to part walls, two double glazed patterned windows, radiator

GARDEN With lawn and patio area

GARAGE (please check the suitability of your vehicle for this garage) 14'4" x 7'3" Double doors to front, wall mounted gas central heating boiler, light and power, space and plumbing for washing machine



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





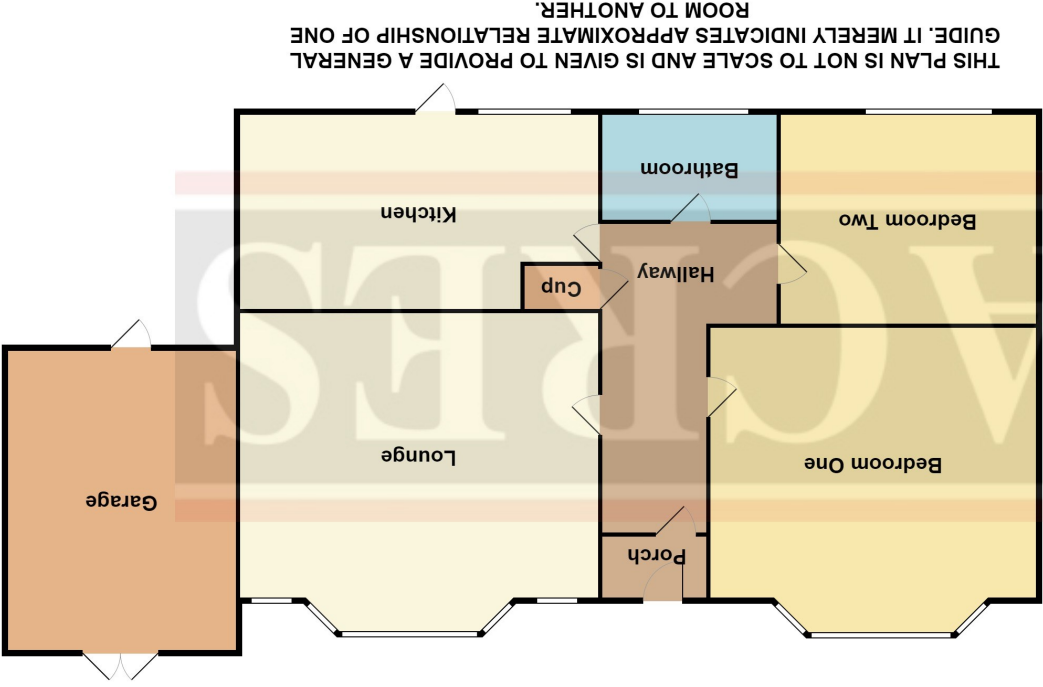
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	
			86 B

Energy efficiency chart

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.)
As per sales particulars.
Recommended via Acres on 0121 321 2101.



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.