

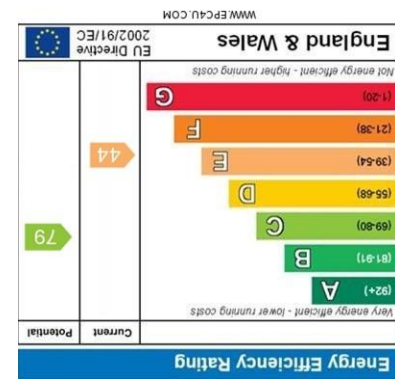
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



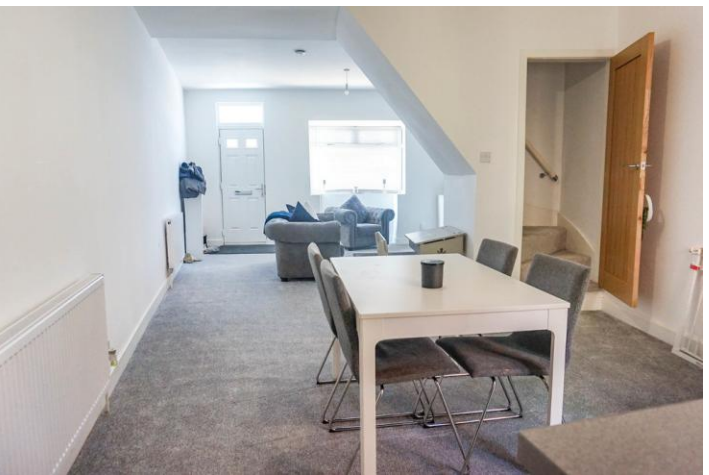
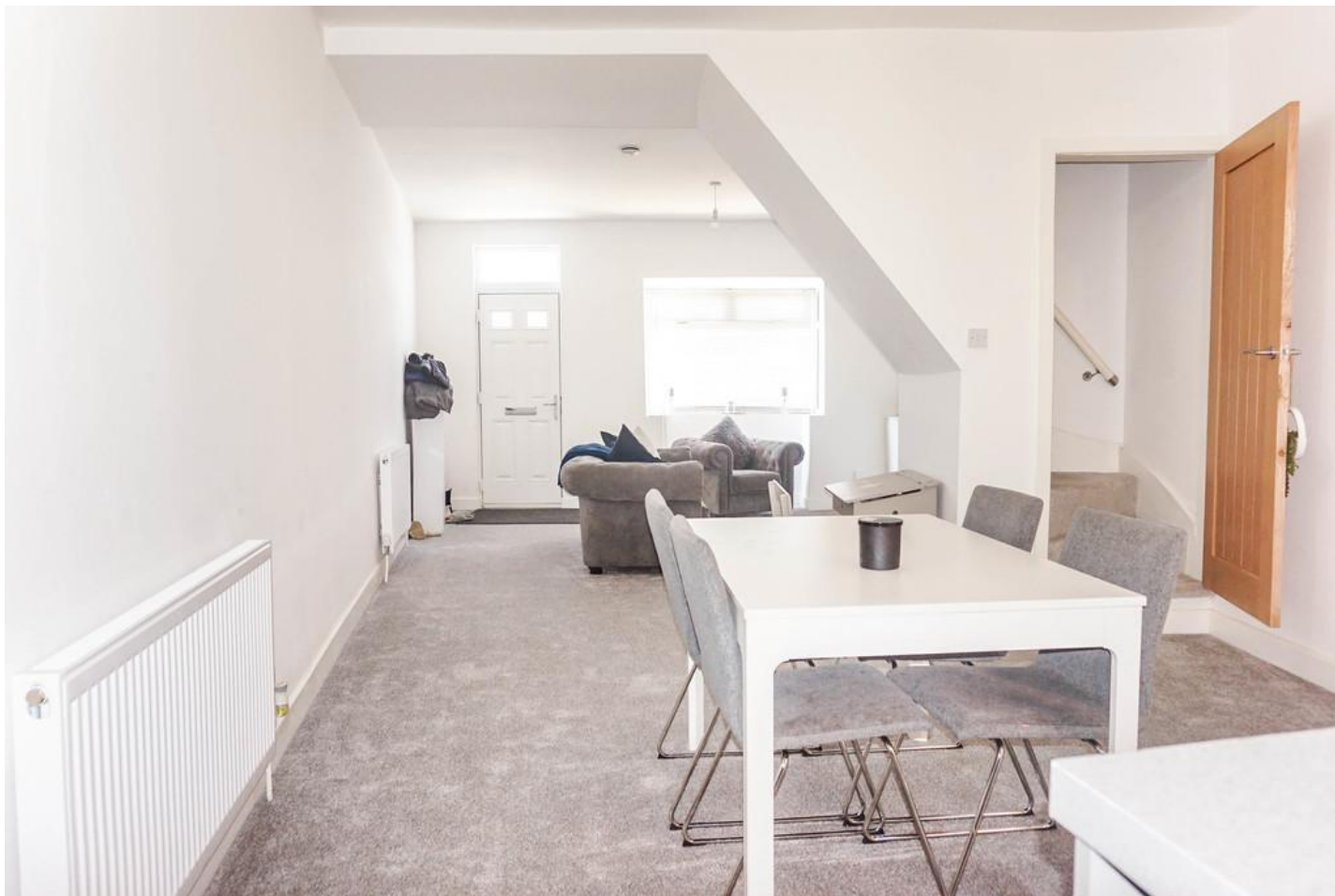
Boldmere | 0121 321 3991



- TWO BEDROOM END TERRACED HOUSE
- USEABLE LOFT SPACE WITH STAIRCASE
- OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
- UTILITY ROOM WITH DOWNSTAIRS WC

Jockey Road, Boldmere , Sutton Coldfield, B73 5XH

£310,000



## Property Description

This WELL-PRESENTED HOME would ideally appeal to first-time buyers or those wishing to downsize. Situated in a POPULAR RESIDENTIAL LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall presentation, size and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

**LOUNGE/DINING ROOM** 16' 1" x 28' 0" max into bay (4.9m x 8.53m) narrowing to 11' 4"

Carpeted, two ceiling lights, two central heating radiators, power points, double glazed bay window to front, patio doors to rear garden, stairs to first floor and open plan into kitchen.

**KITCHEN** 11' 11" x 5' 5" (3.63m x 1.65m) Having tile effect lino flooring, ceiling light, range of wall and base units, double glazed window to side, built-in oven and hob, sink and drainer, space for fridge/freezer, power points.

**UTILITY** 6' 3" x 5' 7" (1.91m x 1.7m) Tile effect lino flooring, ceiling light, low level wc, sink, counter tops, plumbing for washing machine, double glazed window to rear, power points, central heating radiator.

**FIRST FLOOR LANDING** Carpeted, two ceiling lights, central heating radiator, stairs to usable loft space.

**BEDROOM ONE** 16' x 8' 4" max (4.88m x 2.54m) Carpeted, ceiling light, central heating radiator, double glazed window to front, power points and under stairs storage space.

**BEDROOM TWO** 11' 1" x 10' 2" max narrowing to 8' (3.38m x 3.1m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear and over stairs cupboard.

**BATHROOM** 14' 8" x 5' 8" (4.47m x 1.73m) Modern four piece suite with wood effect lino flooring, ceiling spotlights, central heating towel radiator, corner shower, free-standing bath, low level wc, hand wash basin, part tiled walls, double glazed window to rear and boiler cupboard.

**SECOND FLOOR/USABLE LOFT ROOM** 14' 10" x 13' 9" max (4.52m x 4.19m) with staircase from the landing, carpeted, ceiling light, two Velux windows to rear, power points, central heating radiator and eaves storage.

**OUTSIDE** To the front of the property is a driveway providing off road parking and to the rear of the property is a spacious enclosed rear garden with decking and laid to lawn.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property: -

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**

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