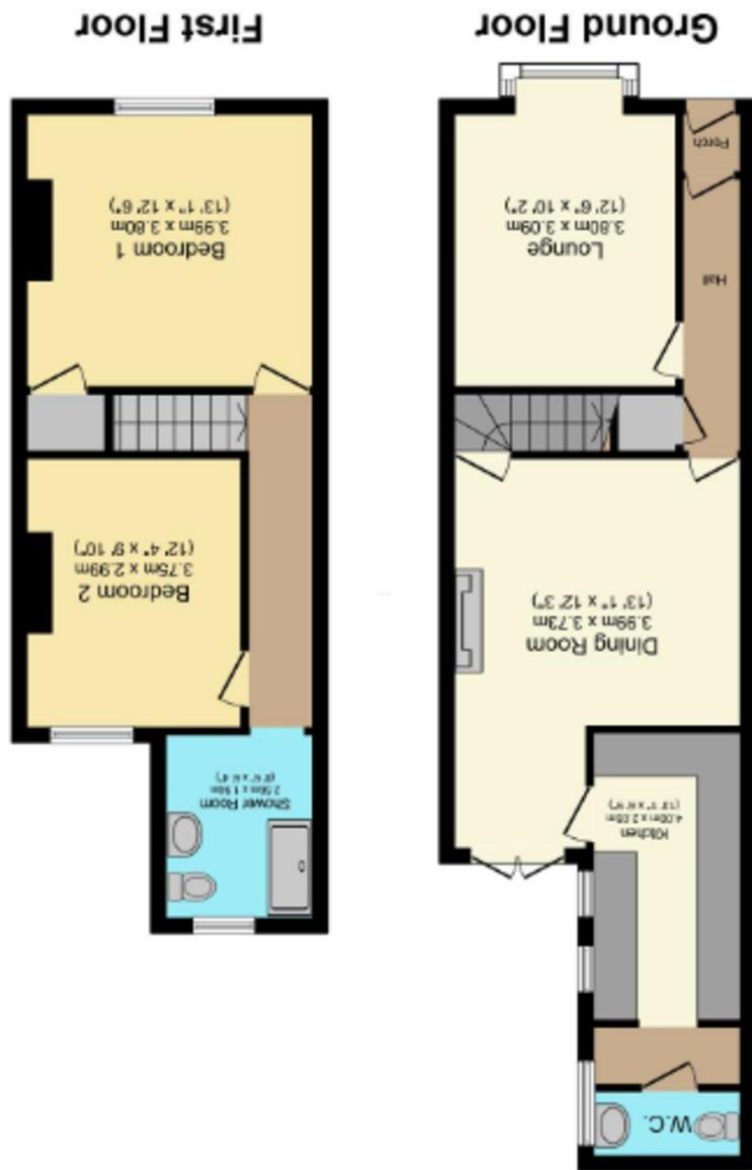
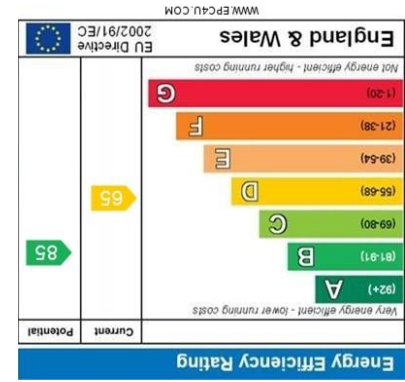


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



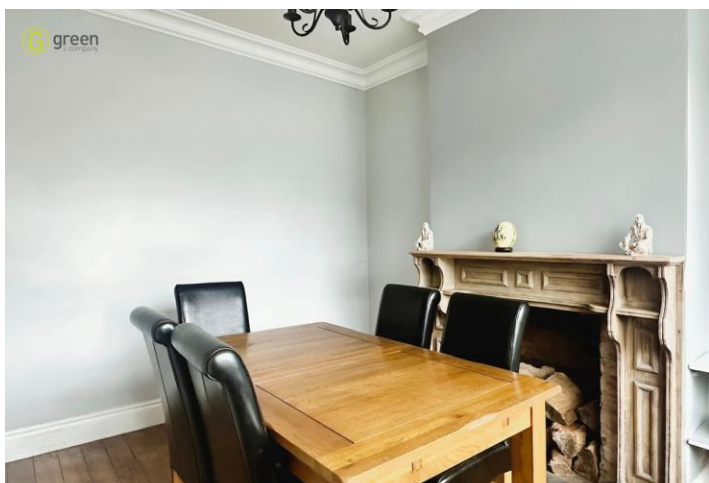
Boldmere | 0121 321 3991



- TWO BED TERRACED HOME
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- LUXURY SHOWER ROOM
- REFITTED MODERN KITCHEN

Jockey Road, Boldmere, Sutton Coldfield, B73 5DE

Offers Over £290,000



Property Description

****DRAFT DETAILS AWAITING VENDOR APPROVAL****

Presenting this terraced property, currently listed for sale. It boasts a neutrally decorated interior, offering potential buyers a blank canvas to truly make it their own. The property encompasses two reception rooms, providing ample space for both relaxation and entertainment. The spacious layout ensures a comfortable living environment, perfect for a small family or couple. The property also offers a well-sized kitchen, ideal for at-home cooking. Whether you're an accomplished cook or a budding chef, the kitchen space provides the perfect environment to prepare meals and entertain guests. The accommodation comprises of two bedrooms, providing ample personal space for occupants. The property is complete with a modern bathroom, ensuring all essential amenities are provided. The location of this property is another of its appealing features. With close proximity to public transport links, commuting to the city centre or further afield will be a breeze. Additionally, the property is within reach of local amenities, adding to the convenience of living in this sought-after location.

This property presents an ideal opportunity for those looking to invest in a home that combines comfort, convenience and potential to personalise. We invite you to view this terraced property, a wonderful addition to the market, and encourage you to envision the lifestyle it could offer you.

ENTRANCE HALL Providing access to lounge and dining room.

LOUNGE 12' 6" x 10' 2" (3.81m x 3.1m) Having double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 13' 1" x 12' 3" (3.99m x 3.73m) Having double glazed double French doors to rear garden, radiator, ceiling light and power points.

KITCHEN 13' 1" x 6' 4" (3.99m x 1.93m) Having vinyl flooring, a range of wall and base units, two double glazed windows, cooker, electric hob, ceiling lights and power points.

WC Having double glazed window, low level wc, wash basin and ceiling light.

LANDING Providing access to both bedrooms and family bathroom.

BEDROOM ONE 13' 1" x 12' 8" (3.99m x 3.86m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 12' 4" x 9' 10" (3.76m x 3m) Having double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 5" x 6' 4" (2.57m x 1.93m) Tiled throughout and having double glazed window, low level wc, wash basin, walk in shower, heated towel rail and ceiling lights.

Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

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

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

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

Networks in your area - Virgin Media, Openreach

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.

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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991