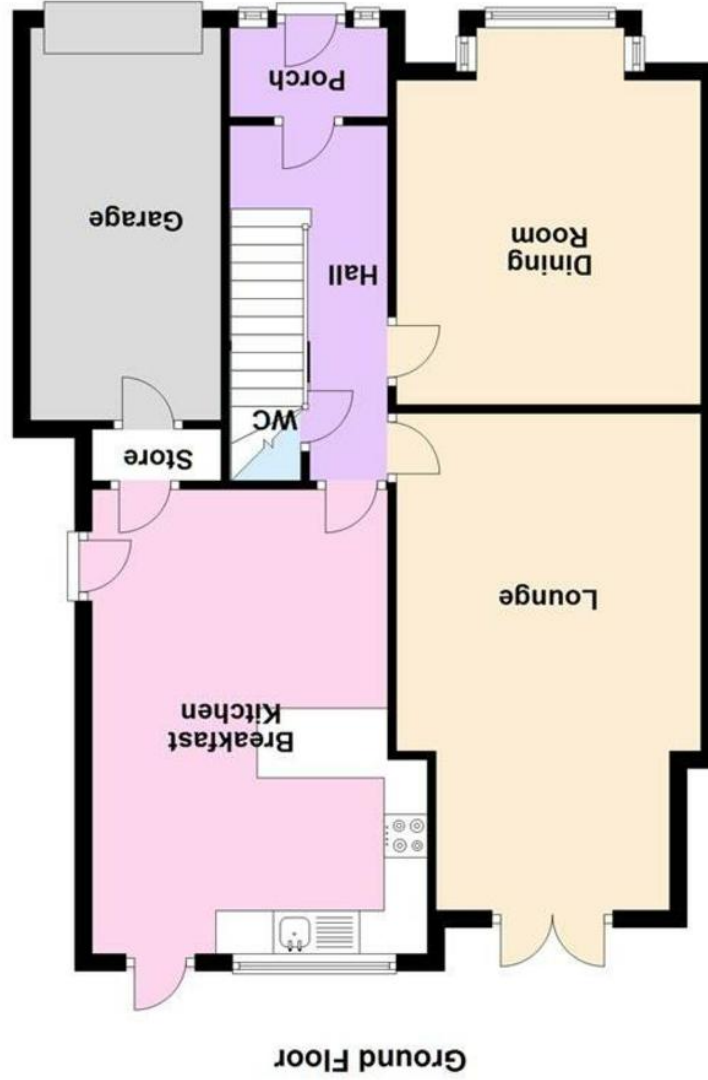
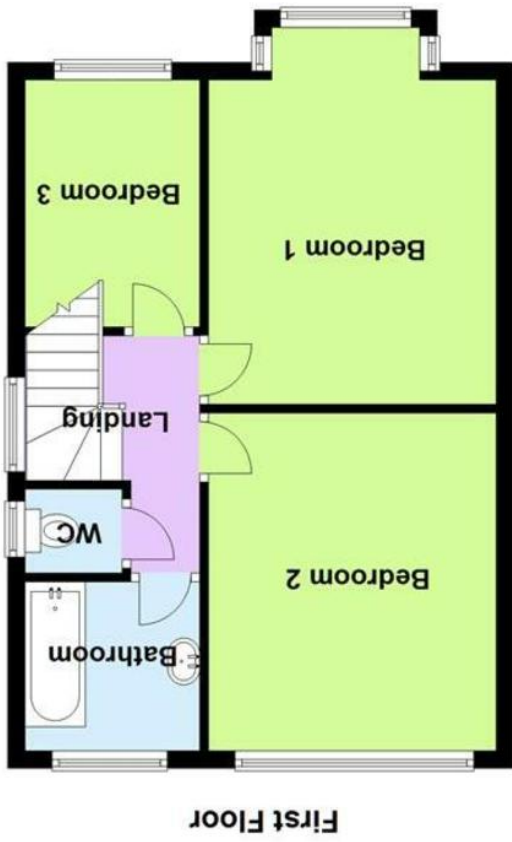


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

England & Wales	
EU Directive 2002/91/EC	
www.epcau.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	53
Potential	84

Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- LOVELY GARDEN
- GARAGE
- TWO SEPARAT RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES

Jockey Road, Sutton Coldfield, B73 5DQ

Offers over £390,000



## Property Description

I am delighted to present this appealing semi-detached property, currently listed for sale. This residence has been neutrally decorated, creating a welcoming atmosphere that is ready for your personal touch. Boasting a generous layout, this property offers three well-proportioned bedrooms. The home also contains a single bathroom, designed with functionality and comfort in mind. The well-planned layout further includes two reception rooms, providing ample space for relaxation, entertainment, as well as flexibility to meet your needs. Located in a well-connected area, the property benefits from its proximity to public transport links, facilitating easy commuting. The local amenities are just a short distance away, adding to the convenience of this location. This aspect makes it an ideal home for families, looking for a balance of comfort and accessibility.

In summary, this semi-detached property is a perfect blend of space, comfort, and location. It promises a lifestyle that is both comfortable and convenient. Don't miss out on this opportunity to make this neutrally decorated house your dream family home.

**ENTRANCE HALL** 13' 6" x 6' (4.11m x 1.83m) Providing access to living areas with stairs leading off.

**DINING ROOM** 14' 10" x 11' 7" (4.52m x 3.53m) Having double glazed bay window, radiator, ceiling light and power points.

**LIVING ROOM** 18' 7 max" x 11' 7 max" (5.66m x 3.53m) Having double glazed French doors to rear garden, radiator, ceiling light and power points.

**KITCHEN** 17' 8" x 12' 8 max" (5.38m x 3.86m) Having a range of wall and base units, double glazed window, double glazed French door, radiator, ceiling light and power points.

**LANDING** Providing access to three bedrooms and family bathroom.

**BEDROOM ONE** 12' 4 min" x 10' 11" (3.76m x 3.33m) Having double glazed bay window, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 11" x 10' 11" (3.94m x 3.33m) Having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 9' 5" x 7' (2.87m x 2.13m) Having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 6' 5" x 6' 11" (1.96m x 2.11m) Having bath with over head shower, wash basin, double glazed window and ceiling light.

**WC** Having low level wc.

**GARAGE** 15' 5" x 7' 3" (4.7m x 2.21m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

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

