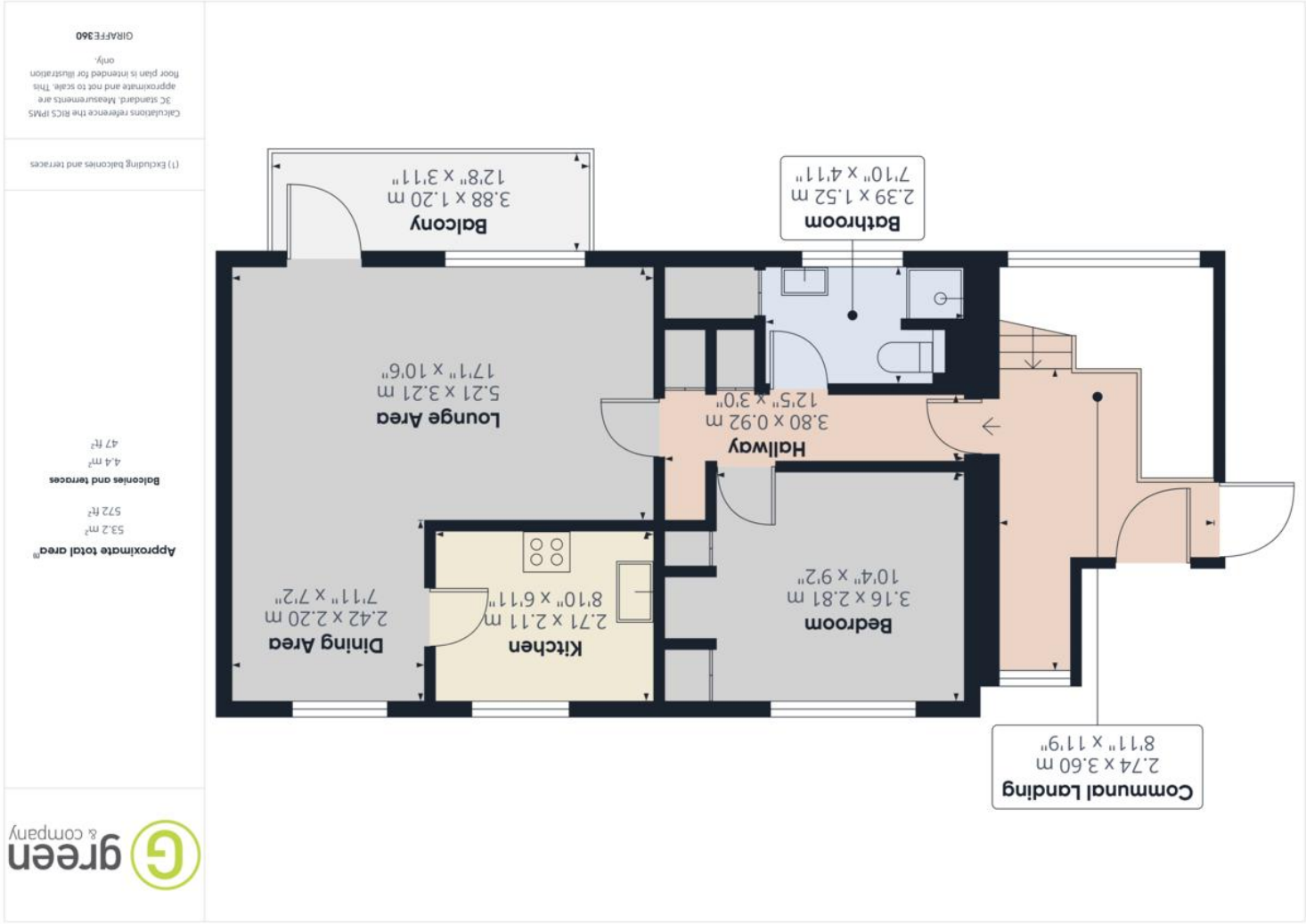
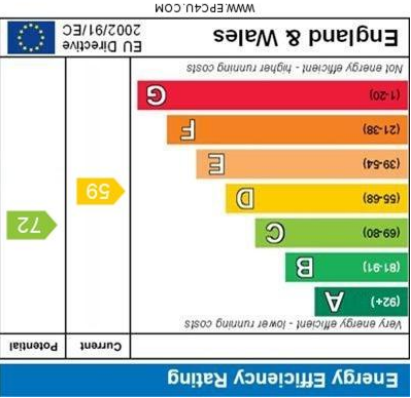


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- ONE BEDROOM
- GAS CENTRAL HEATING
- GARAGE
- FULL OF POTENTIAL
- ROAD LINKS, RAIL LINKS AND AMENITIES WITH SHORT DISTANCE



Bromford House, 230 Jockey Road, Sutton Coldfield,  
 B73 5XP

£125,000





## Property Description

Discover an exceptional opportunity to own a charming 1-bedroom, 1-bathroom apartment on Jockey Road in the highly sought-after area of Boldmere, Sutton Coldfield.

Situated on the top 2nd floor of a well-maintained purpose-built block, this spacious property offers a fantastic blend of comfort, convenience, and versatility - making it an appealing prospect for both investors, downsizers, and first-time buyers alike.

Step inside to find a generously sized, open-plan lounge and dining area that seamlessly connects to a lovely balcony, perfect for morning coffees, relaxing evenings, or entertaining guests while enjoying fresh air. The large living space provides ample room for personalisation, whether you envision a cosy retreat or a vibrant social hub. The well-proportioned bedroom offers a peaceful sanctuary, complemented by a separate bathroom designed for comfort and practicality.

The property's location is truly unbeatable. Positioned in the vibrant heart of Boldmere, residents benefit from easy access to an array of local amenities, including boutique shops, cafes, restaurants, and excellent transport links to Birmingham and beyond. Whether you're looking to downsize without compromising on space or seeking your first home in a well-connected community, this apartment ticks all the boxes.

Additional features include a secure garage parking space, providing peace of mind and convenience. The top-floor elevation ensures peaceful surroundings and added privacy, making this residence a true gem in a thriving neighbourhood.

With its fantastic scope for personalisation and prime location, this apartment offers limitless potential for future growth and value. Don't miss out on the chance to secure a comfortable home or a smart investment opportunity in one of Sutton Coldfield's most desirable areas. Contact us today to arrange a viewing and take the first step towards your new chapter!

**COMMUNAL HALL** Communal door at the rear of the building into the communal area, to the second/top floor, to number five front door:-

**HALLWAY** Having radiator and access to:-

**BATHROOM** 7' 10" x 4' 11" (2.39m x 1.5m) Having WC, shower cubicle with electric shower, wash hand basin, window, storage area and radiator.

**STORAGE CUPBOARDS** Having two storage cupboards off the hallway one of which houses the boiler.

**BEDROOM** 10' 4" x 9' 2" (3.15m x 2.79m) Having two fitted storage cupboards, radiator and window.

**LOUNGE/DINER** 17' 1" x 10' 6" plus 7' 11" x 7' 2" (5.21m x 3.2m) The lounge area has window, radiator and door to balcony. The dining area has two radiators and window.

**KITCHEN** 8' 10" x 6' 11" (2.69m x 2.11m) Having a fitted kitchen, radiator and space for cooker.

**COMMUNAL LANDING** Having bin chute down to bin room.

**COMMUNAL GARDENS** Having lawn area and access to garages in a separate block which is unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
EE, O2, Three, Vodafone - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 180Mbps. Highest available upload speed 220Mbps.

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 leasehold with approximately 89 years remaining. Service Charge is currently running at £1605 per annum and is reviewed annually. The Ground Rent is currently running at £45 per annum and is reviewed annually. 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 Solicitors 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