

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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	A (92-100)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Below average	F (21-38)
Below average	G (1-20)
Not energy efficient - higher running costs	
Current	84
Potential	56

Environmental (CO ₂) Impact Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions	A (1-10)
Environmentally friendly	B (11-20)
Decent	C (21-30)
Below average	D (31-40)
Below average	E (41-50)
Below average	F (51-60)
Below average	G (61-70)
Not environmentally friendly - higher CO ₂ emissions	
Current	83
Potential	52

Boldmere | 0121 321 3991



- A SPACIOUS PERIOD TERRACE
- SOUGHT AFTER LOCATION
- THROUGH LOUNGE / DINER
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS - ONE WITH EN-SUITE
- GROUND FLOOR SHOWER ROOM

Jockey Road, Sutton Coldfield, B73 5XD

£250,000



Property Description

AN IDEAL FIRST TIME PURCHASE

This period end of terrace house which enjoys many period features throughout occupies a sought after location close to local amenities including shops, bars and restaurants in Boldmere and a short distance from the 2400 acres of Sutton Park and nature reserve, with local schools in the vicinity including Boldmere Infant and junior schools and St Nicholas catholic school, with public transport on hand.

The accommodation briefly comprises: porch, through lounge dining room, fitted kitchen, side utility, ground floor shower room, two bedrooms (one with en-suite).

INTERNAL VIEWING HIGHLY RECOMMENDED

Outside to the front the property is set back from the road behind a double width driveway with gated access to rear.

PORCH Approached via glazed double doors with matching side screens and quarry tiled floor.

THROUGH LOUNGE / DINER 27' 7" max" x 12' 2" (8.41m x 3.71m) Lounge area: Having walk in double glazed bay window to front, radiator, feature chimney breast with cast iron log burning stove on hearth, coving and rose, spindled staircase leading off to first floor accommodation.
Dining area: Having two radiators, chimney breast, coving and rose, double glazed window to rear, glazed door to:

KITCHEN 11' 10" x 6' 0" (3.61m x 1.83m) Having a range of wall and base units with solid wood work surface incorporating inset sink with mixer tap and tiled splashback surround, extractor hood, space for cooker, space for fridge freezer, space and plumbing for washing machine, double glazed window to side, tiled floor, glazed door to:

LOBBY 4' 5" x 2' 10" (1.35m x 0.86m) Having doors to:

GROUND FLOOR SHOWER ROOM Being fully tiled, having a suite comprising shower cubicle with mains fed shower over, wash hand basin, W.C, radiator, opaque double glazed window to side.

SIDE UTILITY 16' 8" x 4' 11" max" (5.08m x 1.5m) Being of part brick construction with double glazed windows to side and rear, tiled floor, double glazed door giving access to rear garden.

LANDING Being approached by staircase with doors to:

BEDROOM ONE 12' 2" x 11' 9" (3.71m x 3.58m) Having double glazed window to front, radiator, chimney breast, coving.

BEDROOM TWO 12' 3" x 12' 0" (3.73m x 3.66m) Having double glazed window to rear, radiator, built in storage cupboard, door to:

ENSUITE Having a white suite comprising panelled bath, shower cubicle with mains fed shower over, pedestal wash hand basin, W.C, half height wood panelling to walls and stripped wood floor, radiator, shaver point opaque double glazed window to rear.

OUTSIDE To the rear is a good sized south facing rear garden with full width paved patio and lawn, fencing to perimeter, timber framed garden shed, pathway with gated access to front.

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.