

**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  
 therefore we recommend that you regularly monitor our website or email us for updates.  
 State that the EPC must be presented within 21 days of initial marketing of the property.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO UPWARD CHAIN
- 3 WELL PROPORTIONED BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- SHOWER ROOM
- CENTRAL HEATING

Jockey Road, Boldmere, Sutton Coldfield, B73 5DE

£300,000



## Property Description

A modernised traditional end terraced house, well placed for all amenities and within very easy reach of Princess Alice shopping centre with a varied range of shops and facilities.

The property stands behind a block paved forecourt and enjoys an enclosed rear garden and is well presented and has been redecorated with new carpets throughout.

The ground floor incorporates two reception rooms with an open archway between, inner hallway, fitted kitchen, rear lobby and ground floor shower room with the aforementioned three well proportioned bedrooms on the first floor.

Opportunity to acquire a property such as this with the advantage of no upward chain are few and far between and viewing is recommended of the accommodation which in more detail comprises;

**ENTRANCE VESTIBULE** With double glazed front door, half glazed inner door leading through to:-

**ENTRANCE HALL** With radiator.

**LOUNGE** 9' 8" x 13' 0" (2.95m x 3.96m) With double glazed bay window to front, radiator and archway leading through to:-

**DINING AREA** 13' 11" x 10' 10" (4.24m x 3.3m) With radiator, double glazed double French doors and door leading to:-

**INNER HALLWAY** With radiator, staircase leading off, cupboard under stairs with double glazed window and door to:-

**FITTED KITCHEN** 7' 10" x 9' 0" (2.39m x 2.74m) With double glazed window, tiled flooring, stainless steel sink unit, base and wall units, integrated gas hob and electric oven, wall mounted Worcester Bosch gas fired central heating boiler.

**REAR LOBBY** With tiled flooring, double glazed exterior side door and door to:-

**SHOWER ROOM** With tiled walls and floor, corner shower compartment, pedestal wash basin, low level WC, double glazed window and radiator.

**FIRST FLOOR**

**LANDING** With double glazed window and storage cupboard.

**BEDROOM ONE** 15' 9" x 10' 10" (4.8m x 3.3m) With two double glazed windows to front and radiator.

**BEDROOM TWO** 12' 6" x 10' 9" (3.81m x 3.28m) With double glazed window and radiator.

**BEDROOM THREE** 7' 10" x 9' 0" (2.39m x 2.74m) With double glazed window and radiator.

**OUTSIDE** The house stands behind a block paved forecourt with entry leading through to rear garden. The rear garden is enclosed with patio area, garden, boundary surrounds and patio area.



Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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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