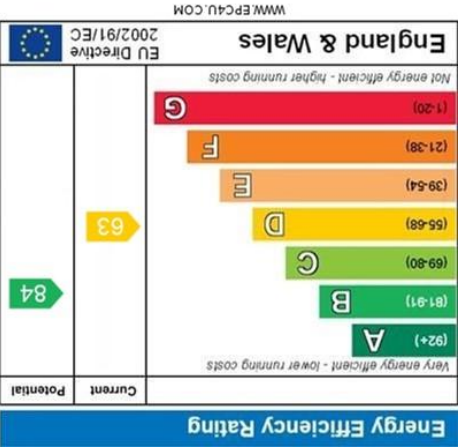


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO BOLDMERE HIGH STREET
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Jockey Road, Sutton Coldfield, B73 5XJ

£360,000



Property Description

This WELL-PRESENTED HOME would ideally appeal to first-time buyers, people hoping to upsize or those wishing to downsize. Situated in a POPULAR RESIDENTIAL LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall presentation, size and location of the accommodation on offer. This property will surely be in high demand -Call Green & Company to arrange your viewing!

PORCH Providing access to:-

ENTRANCE HALL Providing access to living areas and stairs leading off.

LIVING ROOM 15' x 12' 2" (4.57m x 3.71m) Having double glazed window to front, radiator, ceiling light and power points.

DINING ROOM 8' x 14' 4" (2.44m x 4.37m) Carpeted, double glazed French doors to conservatory, radiator, ceiling light and power points.

KITCHEN 10' 4" x 17' 11" (3.15m x 5.46m) Having double glazed window to rear, door to conservatory, a range of wall and base units, radiator, ceiling light and power points.

DOWNSTAIRS SHOWER ROOM 5' 3" x 5' 10" (1.6m x 1.78m) Having double glazed window to side, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

CONSERVATORY 11' 5" x 7' 4" (3.48m x 2.24m) Having double glazed windows to rear and side, door to rear garden.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 12' 6" x 12' 2" (3.81m x 3.71m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM TWO 12' x 8' 6" (3.66m x 2.59m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM THREE 6' 10" x 10' 2" (2.08m x 3.1m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM 7' 2" x 5' 4" (2.18m x 1.63m) Tiled throughout, bath with overhead shower, low level wc, wash basin, heated towel rail, double glazed window to rear and ceiling light.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 54 Mbps. Highest available upload speed 14 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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 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