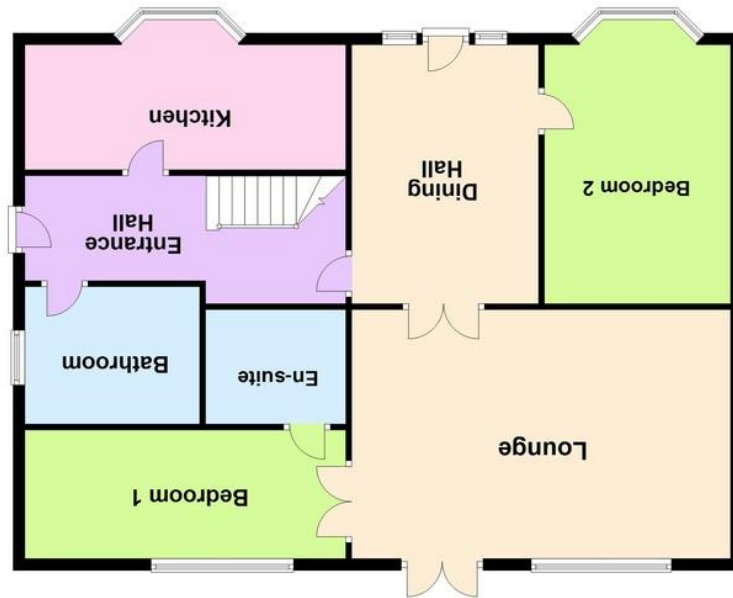
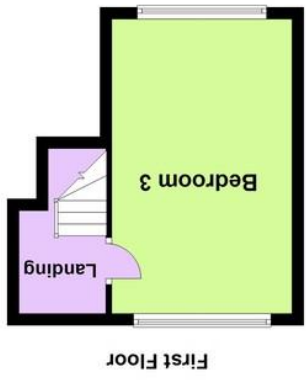
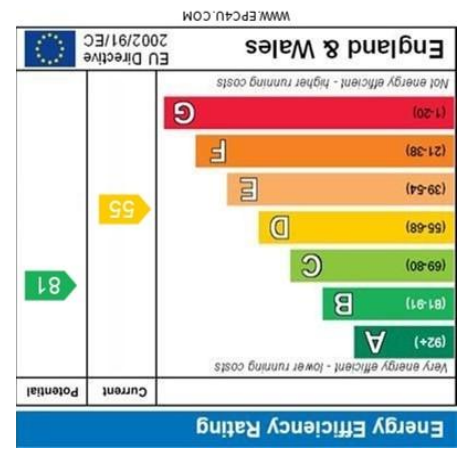


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- DETACHED DORMER BUNGALOW
- THREE DOUBLE BEDROOMS
- SPACIOUS GARDEN
- SUMMER HOUSE
- DRIVEWAY PROVIDING OFF ROAD PARKING

Jockey Road, Boldmere, Sutton Coldfield, B73 5XJ

£450,000



Property Description

This beautifully presented dormer bungalow, neutrally decorated throughout, is a perfect home for families and couples alike. Located in a sought-after area with excellent access to public transport links, nearby schools, local amenities, and parks, this property offers both convenience and tranquility. The property features three double bedrooms, including a spacious master bedroom with an en-suite bathroom, providing a touch of luxury and privacy. Additionally, there is a generous reception room, perfect for entertaining guests or simply relaxing with the family. One of the standout features of this property is the lovely garden, ideal for outdoor activities, gardening enthusiasts, or simply enjoying a cup of tea in the sunshine.

With a well-maintained interior and a layout designed for modern living, this home offers a comfortable and welcoming atmosphere. Don't miss the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience the appeal of this delightful residence firsthand.

ENTRANCE HALL 7' 2" ma x 18' max (2.18m x 5.49m) Having laminate flooring, radiator, ceiling light, power points, stairs leading off.

KITCHEN 7' x 17' 4" (2.13m x 5.28m) Tiled throughout, having a range of wall and base units, double glazed bay window, radiator, sink, ceiling light and power points.

DINING HALL 14' 11" x 10' 6" (4.55m x 3.2m) Having laminate flooring, double glazed window, electric flame effect fire, ceiling light and power points

LOUNGE 14' x 22' 9" (4.27m x 6.93m) Carpeted, double glazed window, double glazed double French doors, radiator, flame effect electric fire, ceiling light and power points.

BEDROOM ONE 8' 5" x 13' 7" (2.57m x 4.14m) Carpeted, double glazed window, radiator, ceiling light, power points and door to:-

EN SUITE 5' 8" x 6' 11" (1.73m x 2.11m) Tiled throughout, walk-in shower, low level wc, wash basin, radiator and ceiling light.

BEDROOM TWO 14' 2" x 10' 5" (4.32m x 3.18m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

LANDING Providing access to bedroom three and storage cupboards.

BEDROOM THREE 16' 6" x 10' 1" (5.03m x 3.07m) Carpeted, two double glazed windows, radiator, ceiling light and power points.

BATHROOM 7' x 9' 11" (2.13m x 3.02m) Tiled, double glazed window, bath, overhead shower, low level wc, wash basin, radiator, ceiling light.

OUTSIDE To the side of the property is a large driveway providing off road parking for multiple vehicles, access to garage and side access to large rear garden.

To the rear is a spacious garden with a patio area whilst also benefitting from having a summerhouse and a garden shed.

GARAGE 15' 7" x 9' 11" (4.75m x 3.02m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SUMMER HOUSE / OFFICE 12' x 12' (3.66m x 3.66m) Currently being used as an office.

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.
Highest available upload speed 1 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 - Oepnreach, Virgin Media

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