

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

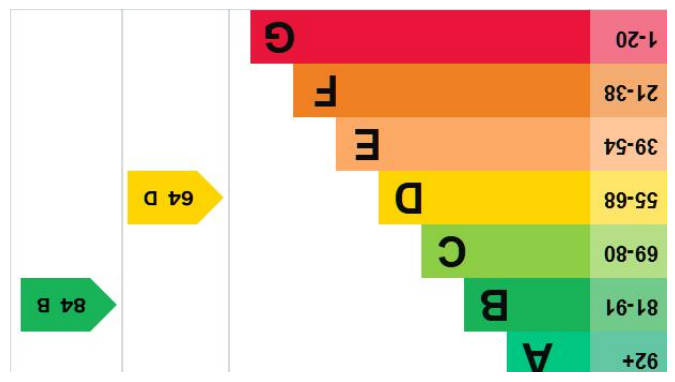


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- NO UPWARD CHAIN
- EXTENDED TRADITIONAL HOUSE
- WELL PROPORTIONED ROOMS
- GREAT LOCATION FOR COMMUTING, SUTTON PARK, PRINCESS ALICE SHOPPING CENTRE AND BOLDMERE

Jockey Road, Boldmere, Sutton Coldfield, B73 5DE

Offers Over £293,500



Property Description

An extended traditional semi in a very convenient position and with the benefit of a drive to the front with parking for at least two cars. Well placed for Sutton Park, Princess Alice shopping centre, Boldmere shopping facilities, schooling and commuting, the property provides a great opportunity. Served by gas central heating (new boiler 2024) and double glazing the accommodation has a rear full width ground floor extension. With the advantage of no upward chain, viewing is recommended of the following:

RECEPTION HALL With double glazed front door, radiator, staircase leading off, cupboard under stairs with wc and a wash basin is to be fitted.

EXTENDED LOUNGE 17' 10" x 12' 3" (5.44m x 3.73m) With two radiators, double glazed double French doors to the rear.

SITTING ROOM 13' 8" into bay x 11' (4.17m x 3.35m) With double glazed bay to front, tiled fire surround.

EXTENDED KITCHEN 14' 6" x 5' 6" min (4.42m x 1.68m) With double glazed window, double glazed exterior side door, sink unit, base cupboards and base drawers, range of wall cupboards, gas hob, gas oven, extractor, plumbing for washing machine.

FIRST FLOOR LANDING Double glazed window, airing cupboard housing a Baxi gas fired central heating boiler installed in 2024.

BEDROOM ONE 12' 5" x 11' 11" (3.78m x 3.63m) With radiator, double glazed window to rear.

BEDROOM TWO 11' x 11' (3.35m x 3.35m) With radiator, double glazed window to front.

BEDROOM THREE 9' 2" x 6' 10" (2.79m x 2.08m) With radiator, double glazed window to rear.

SHOWER ROOM Double glazed window, walk-in shower compartment, pedestal wash basin, low level wc.

OUTSIDE The house stands behind a block paved driveway with parking for at least two vehicles, with gated access to the right hand boundary.

To the rear is an enclosed garden with patio area, lawn, fenced boundaries and inset shrubs.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 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 - Openreadt, 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.

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