







## Property Description

TO BE SOLD WITH NO ONWARD CHAIN

NEW TO MARKET is this wonderful four bedroom detached home on Jockey Road in Sutton Coldfield. This property really is one of a kind, with its unique period features contrasting against the modern open plan living, this fantastic home really ticks all the boxes. The property is ideally situated in a sought-after location, with easy access to both the bustling Sutton Coldfield town centre and Boldmere high street giving access to a range of amenities.

This one won't be on long so give us a call now to book your viewing!

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

LIVING ROOM 9' 3" x 17' 4" (2.82m x 5.28m) Having double glazed bay window to front, radiator, ceiling light and power points.

OPEN PLAN KITCHEN/DINER 22' x 23' 1" (6.71m x 7.04m) Having a range of wall and base units, kitchen island, double glazed bi-folding doors to rear garden, radiator, ceiling light and power points.

DOWNSTAIRS WC Having double glazed window to front, low level wc, wash basin, radiator and ceiling light.

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

BEDROOM ONE 11' 1" x 10' 3" (3.38m x 3.12m) Having two double glazed windows to rear, radiator, ceiling light and power points.

EN SUITE 5' 8" x 5' 8" (1.73m x 1.73m) Tiled throughout, double glazed window to side, walk-in shower, low level wc, wash basin and ceiling light,

BEDROOM TWO 9' 3" x 13' 3" (2.82m x 4.04m) Carpeted, double glazed window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 9' 3" x 12' 3" (2.82m x 3.73m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM FOUR 6' x 4' 11" (1.83m x 1.5m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM 5' 9" x 10' 1" (1.75m x 3.07m) Tiled throughout, having bath, walk-in shower, low level wc, double glazed windows to front and side, heated towel rail, wash basin and ceiling light.

Council Tax Band E - Birmingham

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

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

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 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