



Jockey Road, Boldmere  
Sutton Coldfield, B73 5XE

£145,000

# Boldmere

£145,000



This superbly appointed well proportioned one double bed ground floor retirement flat occupies an enviable and convenient location set within close proximity of nearby Boldmere high street with it's excellent array of shops and transport links.

Having the advantage of allocated parking, lounge access to a small private garden leading to a communal garden and the advantage of recently re-fitted kitchen and bathroom. Offered to market with no upward chain, the property must be viewed at the earliest opportunity in order to avoid disappointment.

SUPERBLY PRESENTED GROUND FLOOR RETIREMENT FLAT

ONE DOUBLE BEDROOM

EXCELLENT LIVING ROOM WITH DIRECT ACCESS TO SMALL PRIVATE GARDEN.

BEAUTIFULLY MAINTAINED COMMUNAL GARDENS

RECENTLY RE-FITTED KITCHEN AND BATHROOM

LONG LEASE WITH 1/8TH SHARE OF FREEHOLD

CLOSE PROXIMITY TO BOLDMERE HIGH STREET

EXCELLENT LOCAL SHOPS AND TRANSPORT LINKS

ALLOCATED PARKING SPACE, NO ONWARD CHAIN

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT





## Property Specification

SUPERBLY PRESENTED GROUND FLOOR  
RETIREMENT FLAT  
ONE DOUBLE BEDROOM

### Reception Hall

Living Room 4.24m (13'11") x  
2.99m (9'10")

Kitchen 2.71m (8'11") x 2.04m  
(6'8")

Bedroom 4.10m (13'5") x 2.69m  
(8'10")

Shower Room 2.08 (6'10) X 1.20  
(5'7")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 7th August 2023

### Viewer's Note:

Services connected: Electric, Water, Drainage  
Council tax band: B  
Tenure: Leasehold 999 yrs  
Service Charge: £1200

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

