



Jockey Road,  
Sutton Coldfield, B73 5DQ

**OFFERS IN EXCESS OF £370,000**



£380,000

3  1  2 

Offering some scope for modernisation this extended traditional style semi-detached property occupies a convenient location set within close proximity of many desirable amenities.

The accommodation itself is accessed via an enclosed porch and includes a separate lounge and dining room, kitchen and utility.

To the first floor are three well proportioned bedrooms and a family bathroom, whilst outside a driveway provides off road parking for vehicles and garage access whilst to the rear is a good sized mature garden.







## Property Specification

TRADITIONAL STYLE EXTENDED SEMI-DETACHED  
THREE WELL PROPORTIONED BEDROOMS  
SEPARATE LOUNGE AND DINING ROOM  
KITCHEN EXTENSION  
UTILITY ROOM

Porch

Hall

Store

Utility Room 3.02m (9'11") x 2.19m (7'2")

Dining Room 4.13m (13'7") x 3.58m (11'9")

Lounge 3.77m (12'5") max x 3.66m (12')

Garage

Kitchen 4.56m (14'11") x 2.39m (7'10")

Bedroom 1 4.13m (13'7") x 3.58m (11'9")

Bedroom 2 3.58m (11'9") x 3.09m (10'2")

Bathroom

Bedroom 3 3.07m (10'1") x 2.18m (7'2")

Landing

### Agent's Note:

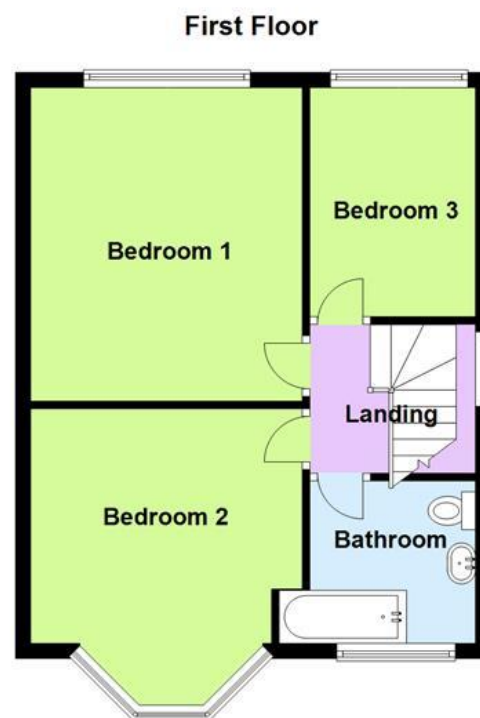
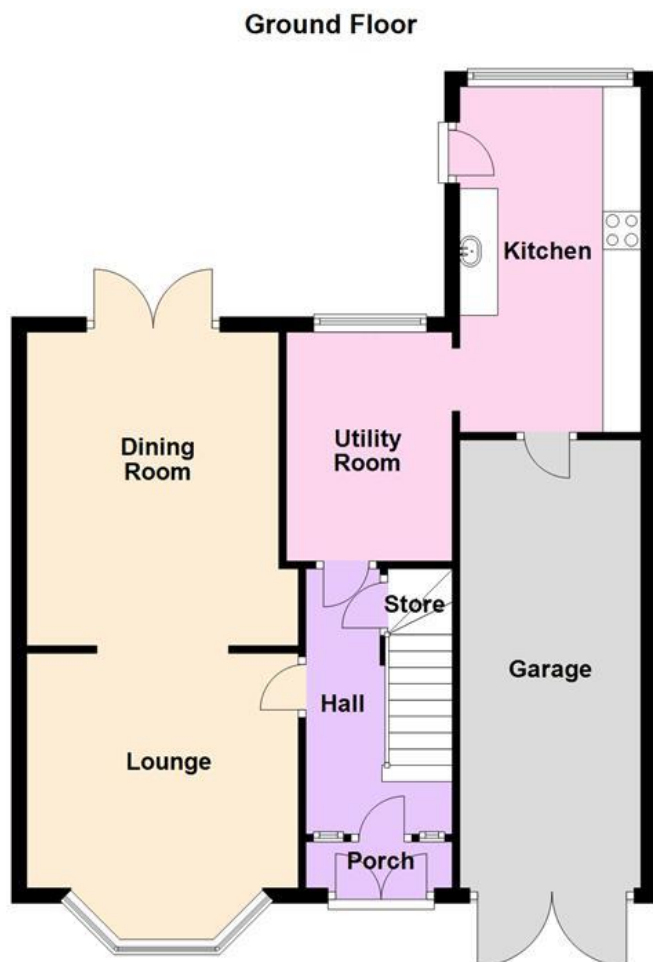
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 14th November 2023

### Viewer's Note:

Services connected: Gas, Water & Electric  
Council tax band: D  
Tenure: Freehold  
Other Charges:

# 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		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

