



Jockey Road, Boldmere  
Sutton Coldfield, B73 5PH

Offers in Excess of £170,000

# Boldmere

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This superbly located first floor two bed maisonette occupies an exceptional position set within close proximity of desirable transport links, shops and schools. Enjoying a garage en-block and generous rear garden the accommodation includes a well proportioned living room, kitchen and bathroom with white suite. An early viewing is essential to avoid disappointment.





## Property Specification

SUPERBLY LOCATED FIRST FLOOR MAISONETTE  
TWO BEDROOMS  
GOOD SIZE LIVING ROOM  
EXCELLENT SIZE REAR GARDEN  
GARAGE EN-BLOCK

Entry

Landing

Bedroom 2 3.40m (11'2") max x 2.42m (7'11")

Cupboard

Store

Bedroom 1 4.39m (14'5") x 3.69m (12'1")

Living Room 3.99m (13'1") x 3.69m (12'1")

Bathroom

A/C

Kitchen 2.77m (9'1") x 1.98m (6'6")

### 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: 11th January 2024

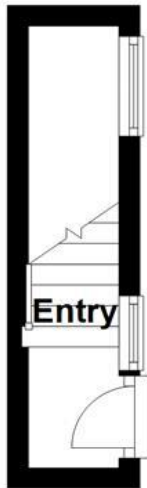
### Viewer's Note:

Services connected:  
Council tax band: B  
Tenure: Leasehold 149 from March 1964 years remaining,  
lease from  
Ground Rent: £100  
Service Charge: £0

# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

