



Jockey Road,
Sutton Coldfield, B73 5US

£425,000

- SUPERBLY PRESENTED PERIOD TERRACE
- THREE DOUBLE BEDROOMS PLUS ADDITIONAL BOX ROOM
 - ENSUITE AND FAMILY BATHROOM
- SEPARATE RECEPTION ROOMS AND GARDEN ROOM
 - ATTRACTIVE GARDEN WITH SUMMER HOUSE
 - OFF ROAD PARKING
 - GUEST WC
- SOUGHT AFTER LOCATION, CLOSE TO BOLDMERE HIGH STREET AND SUTTON PARK

This beautifully presented period terrace property occupies a highly sought after location close to Boldmere High Street with desirable schools and public transport services nearby. Having been superbly extended the charming interiors offer fabulous accommodation accessed via a hallway, separate reception rooms, a generous fitted kitchen with rear lobby and guest w.c. to the ground floor. The first floor has two well proportioned bedrooms a family bathroom and a box room, whilst the second floor offers a superior double bedroom and en-suite bathroom. An internal viewing is essential to fully appreciate the property on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Lounge 13' 5" x 12' 2" (4.09m x 3.71m)

Dining Room 12' 5" x 13' 5" (3.78m x 4.09m)

**Kitchen 14' 7" x 9' 5" x 2' 7" x 2' 1" (4.44m x 2.87m x
0.78m x 0.63m)**

WC 4' 1" x 2' 11" (1.24m x 0.89m)

Bedroom Two 13' 4" x 10' 0" (4.06m x 3.05m)

Bedroom Three 9' 5" x 9' 5" (2.87m x 2.87m)

Bedroom Four 21' 5" x 8' 3" (6.52m x 2.51m)

Bathroom 7' 2" x 6' 6" (2.18m x 1.98m)

Bedroom One 13' 5" x 15' 7" (4.09m x 4.75m)

Ensuite 11' 0" x 5' 6" (3.35m x 1.68m)





Floor Plan

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

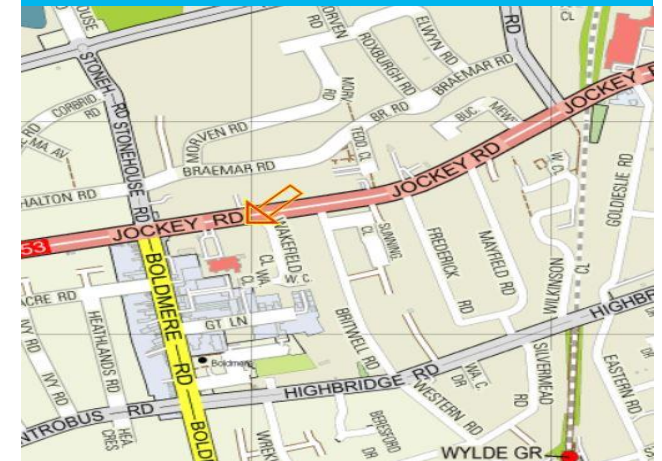


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Map Location







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: 3rd May 2024