



Jockey Road,  
Sutton Coldfield, B73 5DE

**Offers in the Region Of £475,000**



- **WELL PRESENTED SUPERBLY LOCATED, EXTENDED AND DETACHED PROPERTY**
  - **FOUR BEDROOMS**
  - **FAMILY BATHROOM AND ENSUITE SHOWER ROOM**
    - **SEPARATE LOUNGE AND DINING ROOM**
    - **CONSERVATORY/GARDEN ROOM**
  - **EXTENDED KITCHEN WITH GUEST CLOAKROOM OFF**
    - **MATURE REAR GARDEN AND PATIO**
- **CLOSE PROXIMITY TO SOUGHT AFTER SHOPS AND TRANSPORT LINKS**

This well presented conveniently located four bedroom extended detached property occupies an enviable location set within close proximity of many sought after amenities including desirable schools, shops, doctors, transport links and nearby Sutton Park. The accommodation itself includes separate reception rooms, a conservatory, guest cloakroom, en-suite shower room and family bathroom. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)





Porch

Hall

Lounge 4.54m (14'11") max x 3.75m (12'4")

Dining Room 3.99m (13'1") x 3.49m (11'5")

Kitchen 5.09m (16'8") x 2.65m (8'8")

Conservatory

Guest Cloakroom 2.62m (8'7") max x 2.22m (7'3")

Landing

Bedroom 1 5.84m (19'2") x 2.69m (8'10")

En-suite Shower Room

Bedroom 2 3.99m (13'1") x 3.49m (11'5")

Bedroom 3 3.51m (11'6") x 3.49m (11'5")

Bedroom 4 2.18m (7'2") x 1.94m (6'4")

Bathroom

Garage / Store



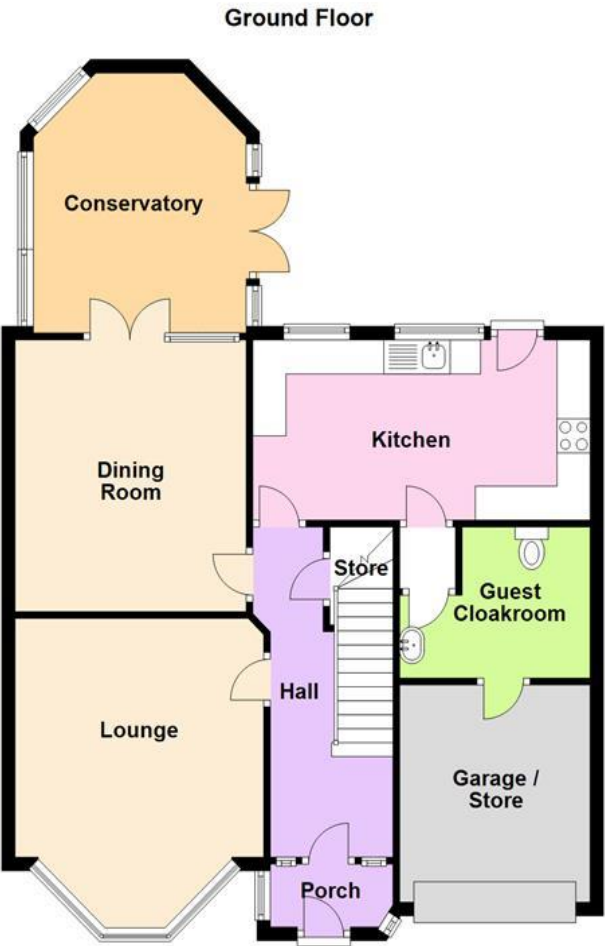




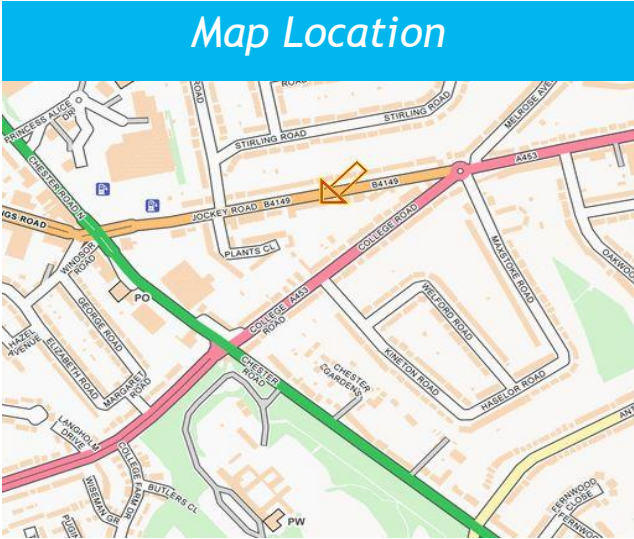


# Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		











### **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: 2nd May 2024