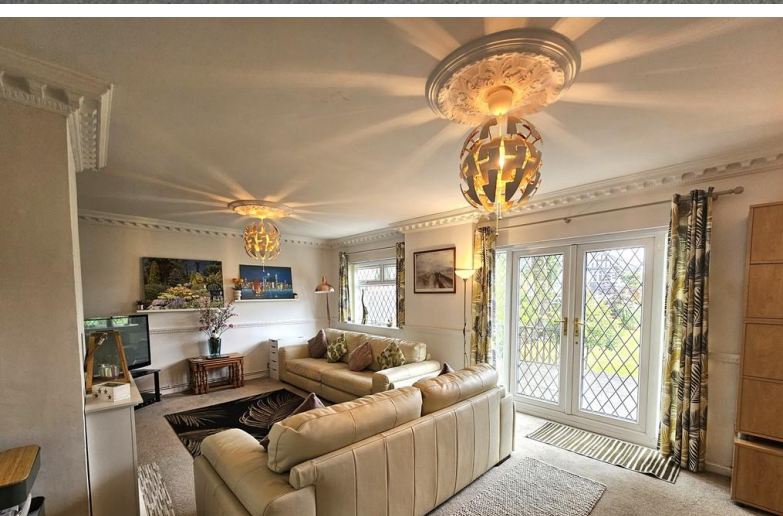


FOR SALE



Jockey Road, Boldmere, Sutton Coldfield

3 Bedrooms, 2 Bathrooms, Dormer Bungalow

£425,000

MARTIN&CO



**Jockey Road, Boldmere, Sutton
Coldfield**

3 Bedrooms, 2 Bathroom

£425,000

- DORMER DETACHED BUNGALOW
- THREE BEDROOMS (master with en-suite)
- LOUNGE
- FITTED BREAKFAST KITCHEN
- AMPLE BLOCK PAVED DRIVEWAY
- SIDE DETACHED GARAGE
- SUMMER HOUSE

Martin & Co are pleased to offer this superbly presented dormer detached bungalow conveniently situated with excellent transport links with bus stop nearby which will take you direct into Sutton Coldfield Gracechurch Shopping Centre, excellent local schools, shops located at New Ocscott and Boldmere High Street and Sutton Park all nearby.

This lovely bungalow comes with a block paved driveway suitable for several cars and has a detached side garage with power and lighting. The lovely home has a welcoming door to the side with reception hallway.



There is a fitted breakfast kitchen to the front elevation with a range of wall and base units. Continuing through the lovely property is a dining hallway ideal to entertain guests with a door to the front elevation. Double doors lead to the impressive lounge which is lovely to relax in.



Further leading off from the dining hall is a good sized double bedroom. There is a further double bedroom that has double doors from the lounge. This lovely room has an en-suite shower room with three piece suite comprising shower cubicle, W.C. and wash basin.

From the reception hallway is a family bathroom with three piece suite comprising jacuzzi bath with overhead electric shower, W.C. and wash basin.

On the first floor is a further double bedroom with landing providing excellent storage.

To the rear of the property is a delightful garden with a decked terrace ideal for garden furniture, a further checkboard patio which leads to the summer house which is perfect for working from home as it has power and lighting and is fully insulated.

This lovely bungalow needs to be viewed internally to be fully appreciated.



HALLWAY

BREAKFAST KITCHEN 17' 4" x 7' 0" (5.28m x 2.13m)

LOUNGE 22' 10" x 14' 0" (6.96m x 4.27m)

DINING HALL 14' 7" x 10' 7" (4.44m x 3.23m)

BEDROOM ONE 15' 7" x 8' 5" (4.75m x 2.57m)

EN-SUITE 6' 11" x 4' 10" (2.11m x 1.47m)

BEDROOM TWO 14' 6" x 10' 5" (4.42m x 3.18m)

BATHROOM 9' 11" x 7' 1" (3.02m x 2.16m)



FIRST FLOOR LANDING

BEDROOM THREE 14' 6" x 10' 1" (4.42m x 3.07m)

BLOCK PAVED DRIVEWAY

SIDE DETACHED GARAGE 15' 7" x 10' 4" (4.75m x 3.15m)

REAR GARDEN WITH DECKING

SUMMER HOUSE 11' 4" x 11' 2" (3.45m x 3.4m)

INFORMATION COUNCIL TAX BAND - E

FIXTURES AND FITTINGS as per sales brochure.

TENURE

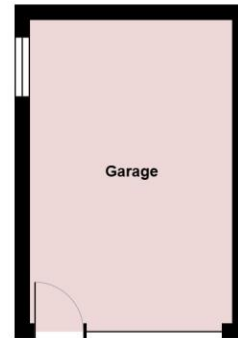
Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate



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





Martin & Co Sutton Coldfield

24 Birmingham Road • Sutton Coldfield • B72 1QG
T: 0121 321 6090 • E: suttoncoldfield@martinco.com

0121 321 6090

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.