



Connells

Jockey Road  
Sutton Coldfield



### Property Description

**\*\*NO CHAIN\*\*** Connells are proud to present this unique 2 bedroom family home situated in the heart of Sutton Coldfield, offering fantastic potential for future development. Being just 0.5 miles from Sutton Park and just over 1 mile into Sutton Coldfield Town Centre, this property is superbly located and offers a host of local amenities, including popular cafes, restaurants and high street shops, as well as Boldmere high street a short walk round the corner. The house itself comprises of a great sized living room, with a handy second reception room or office space to the rear, ideal for those working from home. An open plan kitchen utility space looks out over a fabulous rear garden, with a well established lawn and stunning wild flowers throughout. The rear garden has access to two brick built storage spaces, before leading back out onto the front driveway. Upstairs features 2 good-sized bedrooms with built in storage cupboards throughout, in addition to extra wardrobe space. This property has had decades of love, but now it's time for a new family to come in and redevelop the house into something special. Viewings come highly recommended at this excellent family home.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Having a single glazed front door giving access into the entrance porch, a single wooden door gives access into the main lounge.

## Lounge

12' 5" x 16' 5" ( 3.78m x 5.00m )

Having stairs leading to first floor landing, radiator to wall, gas fireplace to wall, access into the kitchen and access into the dining room.

## Dining Room

10' 10" x 7' 10" ( 3.30m x 2.39m )

Having a front facing window overlooking the driveway.

## Kitchen

7' 10" x 6' 11" ( 2.39m x 2.11m )

Comprising space for a gas hob, oven and grill, space and plumbing for a washing machine, integrated cupboard space with wooden work surfaces over, rear facing window overlooking the rear garden and open plan access into the utility room.

## Utility Room

7' 6" x 5' 11" ( 2.29m x 1.80m )

Having a double glazed door giving access into the garden, radiator to wall and access into the main bathroom

## Main Bathroom

Comprising a bath with shower over, low level flush WC, wash hand basin, radiator to wall, and rear facing frosted window.

## First Floor Landing

Doors give access to bedrooms 1 and 2.

## Bedroom 1

16' x 12' 5" maximum ( 4.88m x 3.78m maximum )

Having dual aspect windows overlooking the driveway and rear garden, built-in cupboard space and two radiators to wall,

## Bedroom 2

18' 2" x 7' 10" ( 5.54m x 2.39m )

Having dual aspect windows overlooking the driveway and rear garden, space for free standing wardrobes and two radiators to wall,

## Outside

### Front

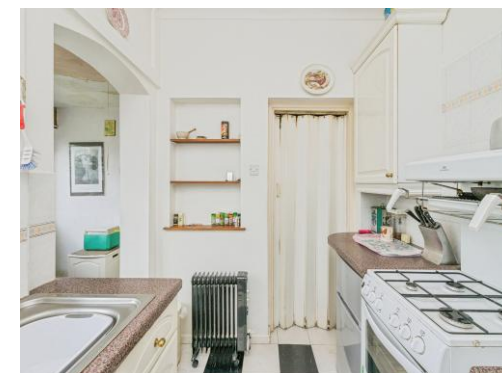
The property benefits from a driveway offering ample off road parking.

### Garage

Un-measured.

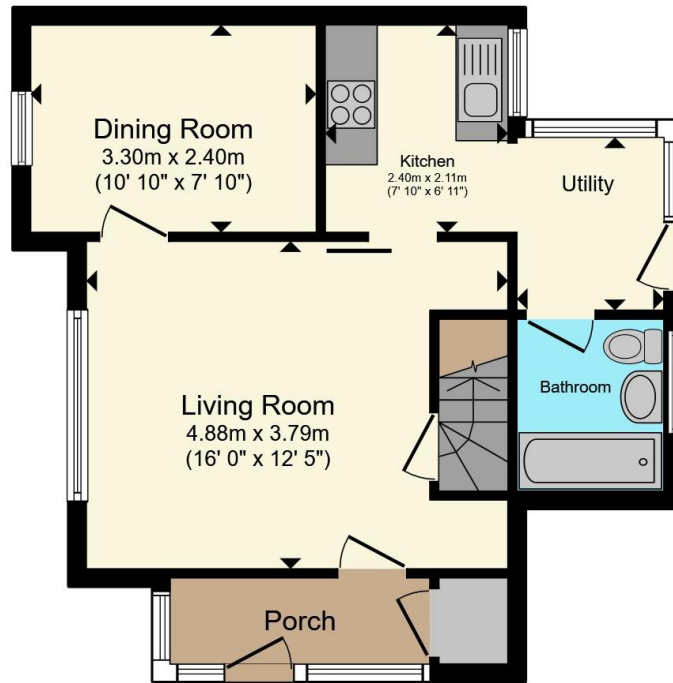
### Rear Garden

Being a well established rear garden, with garden laid to lawn, stunning wildflowers throughout and access to two brick built storage spaces, a small patio area and fencing around perimeter.

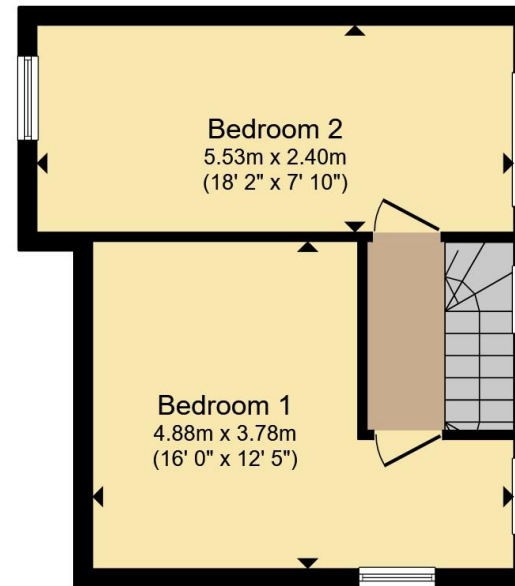








**Ground Floor**



**First Floor**

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO311375](http://connells.co.uk/Property/SCO311375)**



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