



Connells

Jockey Road
SUTTON COLDFIELD



Property Description

A well presented two double bedroom Victorian mid-terraced home, located close to main road and rail transport links and local amenities. Having entrance vestibule and entrance hallway, family dining room, separate extended family lounge to the rear with French doors opening into the rear garden, impressive high specification refitted kitchen with full built-in appliances, utility area and refitted guest WC. On the first floor landing there are two excellent sized double bedrooms and a refitted family shower room, central heating and double glazed, a good sized rear garden and hard standing area to the front. The property is in excellent order.

Entrance Vestibule

Having composite door to the front giving access into the entrance vestibule, having radiator to wall, single glazed inner door gives access into the entrance hallway.

Entrance Hallway

Having doors to the lounge and the dining room.

Dining Room

13' 11" to include the bay x 9' 10" maximum (4.24m to include the bay x 3.00m maximum)
Having double glazed window to the front, feature fireplace, cupboard to wall housing the gas meter, wooden flooring and coving to ceiling.

Family Lounge

13' 2" maximum to include the recess x 18' 6" maximum (4.01m maximum to include the recess x 5.64m maximum)

Being an extended family lounge, having double glazed French doors leading into the rear garden, feature fireplace with cast iron inset and tiled hearth and open fire facility, two radiators to wall, wooden flooring, coving to ceiling, ceiling rose and glazed door gives access into the kitchen and door gives access to the stairs which lead to the first floor landing.

Kitchen

14' 4" plus the cabinets x 6' 4" (4.37m plus the cabinets x 1.93m)

Briefly comprising a modern refitted kitchen, being a high specification fitted kitchen with fitted base units with marble work surfaces over and matching up stand, fitted matching wall units, two double glazed windows to the side, sink and drainer unit with mixer tap over and having grooved drainer, integrated electric oven with additional integrated second built-in grill/oven/microwave, having an electric warming drawer, built-in cooker hood and extractor fan with built-in induction hob, integrated dishwasher, integrated fridge and integrated freezer, spotlights to ceiling, Karndean flooring, door gives access into an inner hallway and inner hall with plumbing for washing machine.

Guest WC

Having low level flush WC, wall mounted wash hand basin, frosted double glazed window and Karndean flooring.

First Floor Landing

Having doors off to the two bedrooms and the family bathroom.

Bedroom 1

15' 2" maximum x 11' 11" (4.62m maximum x 3.63m)

Having double glazed window to the front, radiator to wall, coving to ceiling, Karndean flooring and door gives access to a storage cupboard.

Bedroom 2

12' x 11' 10" (3.66m x 3.61m)

Having double glazed window to the rear, radiator to wall and Karndean flooring.

Family Shower Room

Having a shower cubicle with walk-in shower facility with rainfall and hand-held shower over, wall mounted wash hand basin with cupboard under, wall mounted heated towel rail radiator, frosted double glazed window to the rear, wall mounted mirror, wall mounted storage unit, floor tiling and tiling to walls.

Outside

Front

Having buffer garden to the front with block paved hard standing area.

Rear Garden

Being a good sized rear garden with garden laid to lawn, patio area, fencing to the sides, gated access to the front, brick built shed to the rear of the garden and outside tap.









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



To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311389



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311389 - 0004