

FOR SALE



MARTIN&CO



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Jockey Road, Sutton Coldfield

2 Bedrooms, 2 Bathroom, Ground Floor Flat

Asking Price Of £190,000

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- GOUND FLOOR
- EN-SUITE
- 2 BEDROOMS
- LOCAL SHOPS
- DOUBLE GLAZING



This well-presented two-bedroom ground floor apartment offers modern living in a convenient and desirable location. The property features a spacious and bright open-plan living area, finished to a contemporary standard, providing the perfect space for both relaxing and entertaining.

The apartment comprises two generously sized bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A separate modern family bathroom serves the second bedroom and guests.

The kitchen is fitted with a range of sleek units and integrated appliances, complementing the overall modern feel of the home. Additional benefits include ample storage and well-maintained communal areas.

Ideally situated, the property is just a short walk from a range of local shops, amenities, and transport links, making it perfect for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate what this property has to offer.

Secure communal entry to hall.

secure door to this ground floor apartment

HALLWAY With its own spacious storage area, which can be used as a utility area.

MASTER BEDROOM 18' 3" x 9' 10" (5.56m x 3m)

ENSUITE 7' 1" x 3' 5" (2.16m x 1.04m)

BEDROOM 10' 7" x 9' 9" (3.23m x 2.97m)

BATHROOM 7' 7" x 5' 9" (2.31m x 1.75m)



LOUNG/KITCHEN 17' 7" x 15' 9" (5.36m x 4.8m)

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Sutton Coldfield

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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, nor form 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.