Cottons
CHARTERED SURVEYORS

295 Jockey Road, Boldmere, Sutton Coldfield, B73 5XE

Offers in the Region Of £265,000

- Spacious End Terrace Home
- Three Bedrooms
- Kitchen
- EPC Rating: E
- Two Reception Rooms
- Downstairs Bathroom with WC and Additional First Floor WC.

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A THREE BEDROOM end-terrace home with TWO TOILETS in a desirable location near Boldmore shopping centre. Viewings VITAL to appreciate the spacious accommodation and location on offer.

Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase or family home comprises; fore court/driveway, porch, two reception rooms, kitchen, inner lobby, downstairs bathroom with WC, three bedrooms, first floor WC and a rear garden. Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
C

EPC Rating
E

Location
The property is situated along Jockey Road (A453), a convenient and well regarded location within the Boldmere area of The Royal Town of Sutton Coldfield, approximately:

-200 metres from Boldmere shopping district.
-950 metres from Sutton Park. -0.6 miles from Wylde Green Train Station. -1.1 miles from Sutton Coldfield Town Centre. -5.5 miles from Birmingham City Centre.

Description
A traditional two storey end-terrace home of traditional brick construction, with a pitched tile roof.

The property is broadly in a well-presented condition.

Benefiting from uPVC double glazed windows and combi gas central heating system with an 'Alpha' boiler.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Porch, front reception room, dual aspect rear reception room, kitchen, inner lobby, bathroom with WC.

First Floor
Stairs and landing with window, bedroom one, bedroom two, dual aspect bedroom three, WC.

Outside
Front - Fore court/driveway.
Rear - Garden.

Availability
The property is offered with vacant possession and no upward chain.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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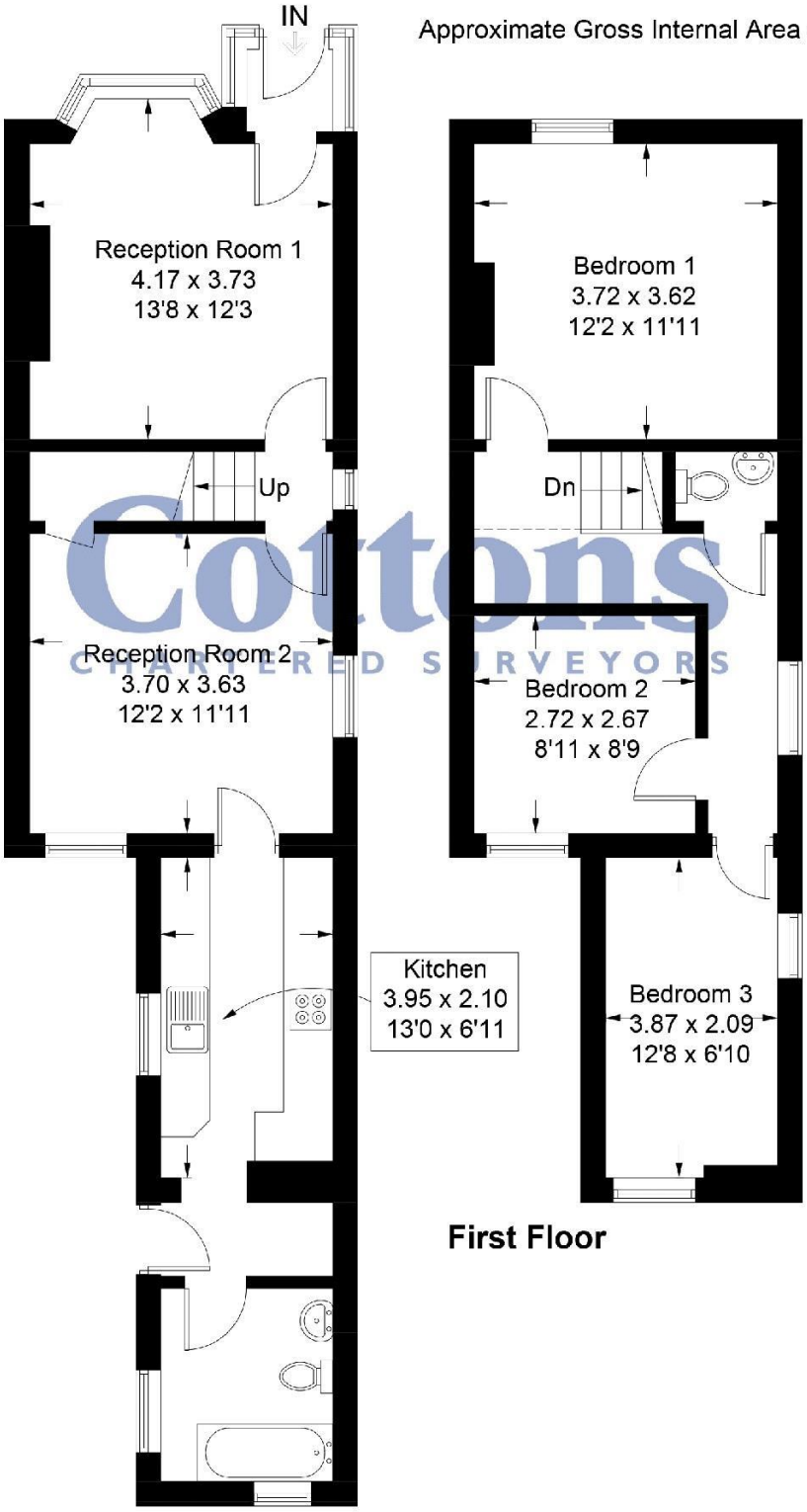
295 Jockey Road

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft



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