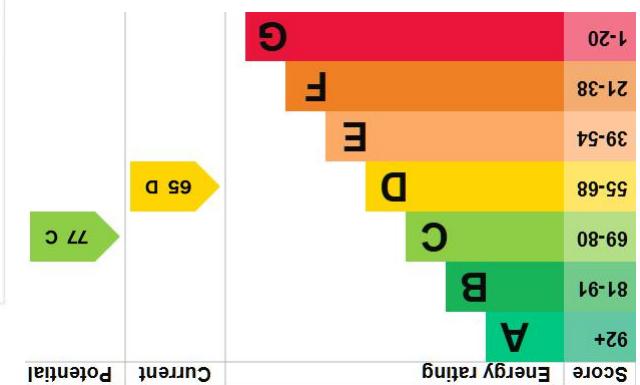


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your mail address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion The EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 2 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or Licenced Surveyor.



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- SEMI DETACHED
- FOUR BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM
- CONSERVATORY
- LAUNDRY ROOM



Jockey Road, Sutton Coldfield, B73 5DO

£475,000

Property Description

Discover this stunning 4-bedroom semi-detached home nestled on the sought-after Jockey Road in Sutton Coldfield, B73 5DQ. Perfectly designed for growing families, savvy investors, or anyone seeking spacious living, this property combines character with modern comfort. Inside, you'll find a large elegant family bathroom and downstairs WC. The spacious lounge provides a cosy retreat for relaxing evenings, while the formal dining room is ideal for entertaining guests. The conservatory floods the space with natural light, seamlessly connecting indoor comfort with outdoor views. The private garden offers a perfect oasis for outdoor activities, gardening, or simply unwinding in tranquility. The downstairs toilet adds to the home's practicality. Parking is a breeze with the driveway and garage, providing ample space for vehicles and storage. This wonderful residence truly has it all - space, style, and charm. Don't miss the opportunity to make this fantastic house your new home. Schedule a viewing today and explore the incredible possibilities that await!

OUTSIDE To the front is a tarmac driveway with corner lawn area, parking for multiple vehicles, garage with up and over door, double glazed doors into:-

PORCH Wooden front door into:-

HALLWAY Wood effect flooring, radiator, staircase leading to first floor.

LOUNGE 14' 8" x 11' 10" (4.47m x 3.61m) Wood effect flooring, double glazed bay window to front, radiator.

DINING ROOM 11' 11" x 11' 10" (3.63m x 3.61m) Wood effect flooring, fireplace, double glazed door leading to conservatory, radiator, under stairs storage.

KITCHEN 8' 8" x 13' 11" (2.64m x 4.24m) Tiled flooring, fitted wall and base units, four ring gas hob, extractor fan, built-in microwave, double oven, space for dishwasher, sink, radiator, window overlooking the conservatory.

CONSERVATORY 8' 10" x 20' 9" (2.69m x 6.32m) Having lino flooring, double doors out to the garden and door to the downstairs wc.

UTILITY ROOM 4' 9" x 7' 9" (1.45m x 2.36m) Tiled floor, washer dryer and boiler, door to garage.

DOWNSTAIRS WC Having toilet and basin.

FIRST FLOOR

BATH ROOM 8' 7" x 6' 11" (2.62m x 2.11m) Tiled flooring, two double glazed windows, toilet, bath, separate shower cubicle, basin, tiled walls.

BEDROOM TWO 14' 9" x 8' 10" (4.5m x 2.69m) Radiator, double glazed bay window to front, fitted wardrobes, carpeted.

BEDROOM ONE 11' 10" x 9' 2" (3.61m x 2.79m) Double glazed window to rear, fitted wardrobes, radiator, carpeted.

BEDROOM THREE 8' 9" x 7' 0" (2.67m x 2.13m) Radiator, double glazed window to front, carpeted, stairs to second floor.

SECOND FLOOR Double glazed window, hatch into eaves storage of loft, storage cupboard, door into:-

TOP FLOOR BEDROOM 14' 6" x 8' 4" (4.42m x 2.54m) Window to front and back, built-in storage, carpeted.

REAR GARDEN Having two levels, lawned area, gate into another lawned area, shed.

Council Tax Band D - Birmingham

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central heating
Sewerage - Mains

Flood Risk

Based on the Gov UK web site's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE, Three and Vodafone - Good outdoor and in-home
O2 - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE in accordance with the Money Laundering Regulations 2007. Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors' solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

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