

FOR SALE



Jockey Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom, Semi-Detached

£350,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

£350,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- CONSERVATORY
- WOOD CABIN
- FULLY TILED BATHROOM
- GROUND FLOOR GUEST W.C.

Martin & Co are pleased to offer this beautiful semi-detached house conveniently situated with excellent transport links with bus stop nearby which will take you direct into Sutton Coldfield Gracechurch Shopping Centre, excellent local schools, shops located at New Oscott and Boldmere High Street and Sutton Park all nearby.

This property comes with a block paved driveway suitable for several cars which leads to the enclosed porch entrance with front door to the hall. There is a welcoming lounge ideal to relax in and continuing through is a fitted kitchen with utility area. Guest W.C. with wash basin

On the first floor are three bedrooms that are accompanied by the fully tiled bathroom. To the rear of the property is an ample garden with a wooden cabin ideal for entertaining in. This home needs to be viewed internally to be fully appreciated.





STORE

PORCH

HALL

LOUNGE 15' x 12' 2" (4.57m x 3.71m)

KITCHEN 14' 11" x 8' 7" (4.55m x 2.62m)

UTILITY

GUEST W.C.

CONSERVATORY 11' 11" x 10' 10" (3.63m x 3.3m)

SIDE ENTRY

FIRST FLOOR LANDING

BEDROOM ONE 12' 5" x 12' 2" (3.78m x 3.71m)

BEDROOM TWO 11' 11" x 8' 6" (3.63m x 2.59m)

BEDROOM THREE 9' 10" max x 6' 1" max (3m max x 1.85m max)

BATHROOM 7' 2" x 5' 5" (2.18m x 1.65m)

OUTSIDE

REAR GARDEN

CABIN 17' 4" x 11' 11" (5.28m x 3.63m)



INFORMATION COUNCIL
TAX BAND - C

FIXTURES AND FITTINGS as
per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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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 for 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.