



Jockey Road, Sutton Coldfield, B73 5XP

- Simply stunning ground floor apartment
- Luxury refitted shower room
- Attractive living room
- Competitive service charge
- Triple glazing
- Recent complete modernisation
- Expensively refitted kitchen
- Garage in separate block
- Council Tax Band A

Asking Price £164,950

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A simply beautiful refurbished, modernised and very expensively appointed 'turn-key' ground floor apartment, exceptionally appointed for Boldmere village, Sutton Park and Wylde Green Station. The triple glazed accommodation with electric heating and a new eco boiler has been freshly decorated with new carpets and has been rewired throughout, briefly comprising;

Secure entrance to reception hall having two useful storage cupboards, double bedroom with bespoke fitted wardrobes, luxury refitted shower room, expensively refitted kitchen with energy efficient appliances including double oven, hob, washing machine, dishwasher and fridge/freezer and an attractive living room with door to front patio area. Outside, garage number one in block, communal gardens and parking.

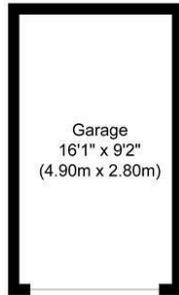


Tenure: leasehold with 89 years unexpired and a service charge of £1605.00 per annum and ground rent £45.00 per annum



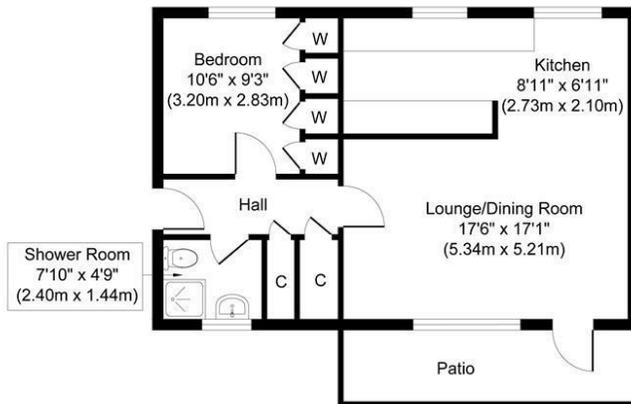
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Garage
16'1" x 9'2"
(4.90m x 2.80m)

Garage
Approximate Floor Area
147 sq. ft
(13.70 sq. m)



Approximate Floor Area
531 sq. ft
(49.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

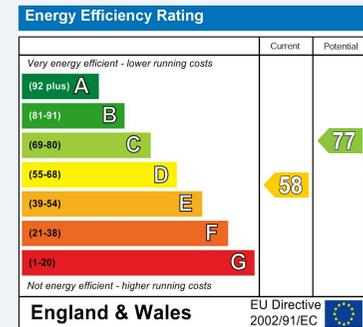
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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