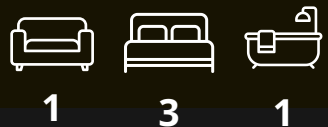




43 Jutland Road Billesley B13 0TX

3 Bedroom Mid-Terraced House



Price  
**£230,000**

**Thistle**  
estates



## PROPERTY OVERVIEW:

Nestled in the sought-after residential area of Billesley, this delightful property offers suburban charm with easy access to vibrant neighbouring communities such as Moseley and Kings Heath. Known for its family-friendly atmosphere and well-kept surroundings, Billesley provides an idyllic setting for a range of buyers.

## KEY FEATURES:

This mid-terraced home is constructed with brick walls and a tiled roof, offering:

- Three Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Ground Floor Bathroom
- Conservatory
- Off-Street Parking
- Rear Garden
- Gas Central Heating
- Double Glazing

## LOCATION:

The location boasts an abundance of amenities to suit all lifestyles. Billesley Common, a scenic green space, is ideal for outdoor pursuits, while the nearby Billesley Indoor Tennis Centre caters to fitness enthusiasts. Families will appreciate the proximity to excellent schools, including Billesley Primary School and Yardley Wood Community Primary School. For healthcare, the Billesley Medical Centre and nearby pharmacies ensure accessible services.

Residents enjoy access to an array of shopping options. Kings Heath High Street offers supermarkets, high-street brands, and independent stores, while Moseley Village is a short drive away with its artisan markets, boutiques, and vibrant eateries. For larger retail needs, the Swan Shopping Centre and Birmingham's Bullring are easily reachable.

The property benefits from excellent transport links. Regular bus services, including the 11C and 35 routes, connect to Birmingham city centre and surrounding areas. Yardley Wood Train Station is a short drive away, providing connections to the city and beyond. Road links via the A435 and A34 allow easy access to the M42 motorway and other major routes.



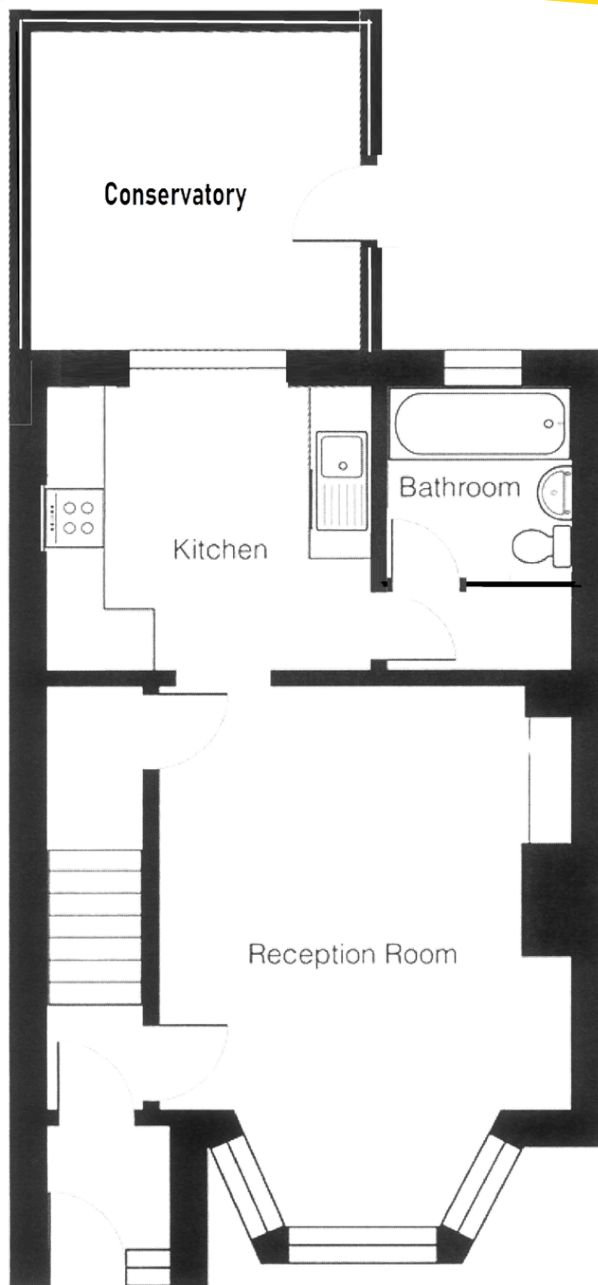
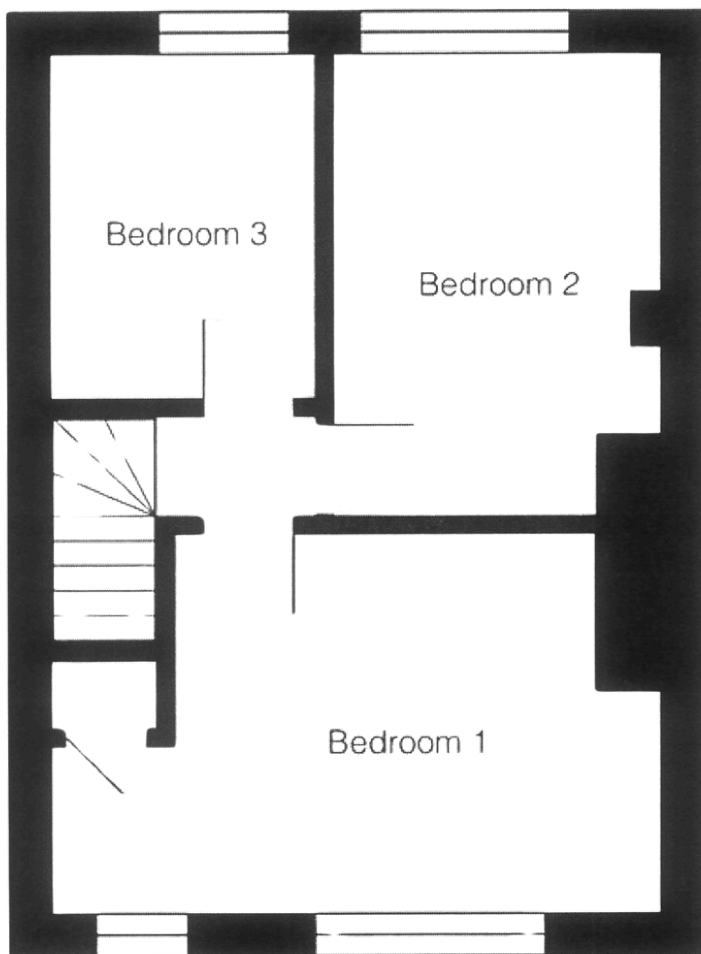






# 43 Jutland Road Billesley B13 0TX

3 Bedroom Mid-Terraced House - £230,000



## Measurements:

**Lounge**  
(4.90m into bay x 3.66m)

**Kitchen**  
(2.87m x 2.81m)

**Conservatory**  
(3.15m x 2.45m)

**Bedroom One (Front)**  
(3.32m x 5.28m max, 4.26m min)

**Bedroom Two (Rear)**  
(3.90m x 2.90m)

**Bedroom Three (Rear)**  
(2.90m x 2.75m)

**NOTE:** Please note that this plan has been drawn for illustrative and identification purposes only.



**AGENTS NOTE:**

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**VIEWINGS & APPOINTMENTS**

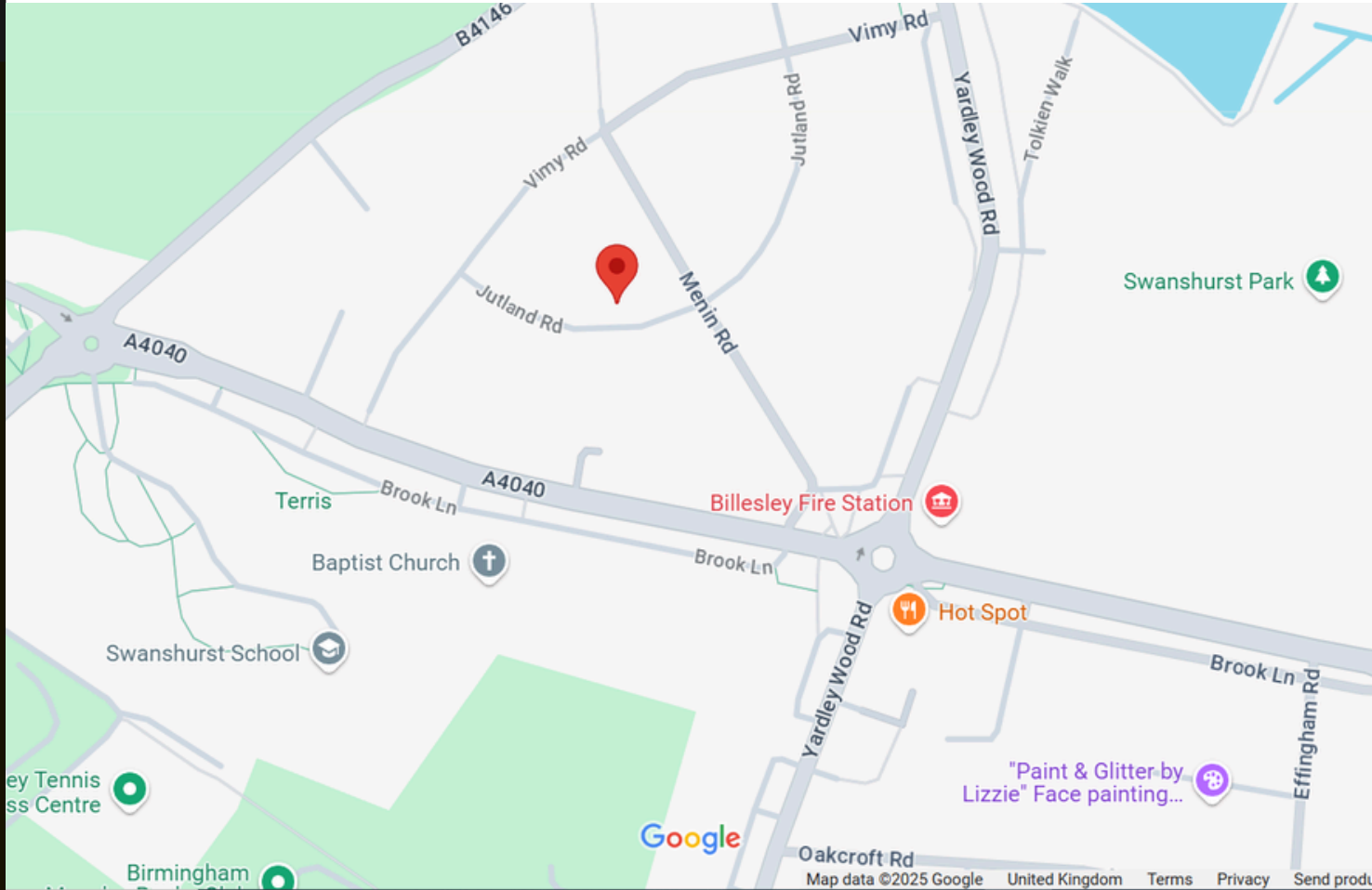
Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561  
[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)



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**0121 256 2561**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**Size:**  
Total Area (Approx) 81 Sq. Meters

**Services:**  
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:**  
Birmingham City Council

**Council Tax Band:**  
B