

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



If you require the full EPC certificate direct to your email 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 21 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 License Conveyer.

Boldmere | 0121 321 3991



- THREE BEDROOM PERIOD DETACHED HOME
- FULL OF CHARACTER
- HIGHLY SOUGHT AFTER LOCATION
- GREAT SCHOOL CATCHMENT
- SPACIOUS GARAGE PROVIDING ADDED STORAGE SPACE

Boldmere Road, Boldmere, Sutton Coldfield, B73 5UH

£525,000



Property Description

If you're looking for a property boasting stunning character features, charming detail and a highly desirable location in the heart of Boldmere then this property is the one for you!! From the moment you access the gated front garden and approach the bold blue front door, the house shows it will not disappoint and opening up into a beautifully Minton tiled hallway it is evident this house has been lovingly restored and styled to make the most of its charm. Two spacious reception rooms currently open into one but could easily be separated again if desired and a feature log burning fire and picture window to the front make this a superb space to relax or entertain. The kitchen has been reconfigured to boast plentiful built in storage and opening up into a superb breakfast dining area ideal for family meal times. An original conservatory has then been transformed with a new vaulted roof to create a further reception room which can be used all year round. A downstairs wc and storage cupboard completes the ground floor. Upstairs the master bedroom boasts two beautiful arched windows overlooking the front aspect and bedrooms two and three are also superb sizes. A modern family bathroom with a roll top bath and separate shower services all. Outside the garden has a lovely decked terrace to the side and provides access to the rear into the double garage.

Give us a call to book your viewing!

PORCH Providing access to the entrance hall.

ENTRANCE HALL Providing access to living areas and stairs leading off.

LIVING ROOM 14' 4" x 12' 4" (4.37m x 3.76m) Having Herringbone flooring, double glazed bay window to front, log burner, radiator, ceiling light and power points.

DINING ROOM 12' 11" x 11' 6" (3.94m x 3.51m) Having Herringbone flooring, double glazed French doors to rear garden, radiator, ceiling light and power points.

WC 4' 0" x 5' 4" (1.22m x 1.63m) Having tiled flooring, double glazed window to side, low level wc, wash basin and ceiling light.

KITCHEN 11' 3" x 8' 5" (3.43m x 2.57m) Having tiled flooring, a range of wall and base units, cooker, double glazed window to side, ceiling light and power points.

BREAKFAST ROOM 8' 10" x 11' 1" (2.69m x 3.38m) Having tiled flooring, double glazed French door to side, double glazed window to side, radiator, ceiling light and power points.

CONSERVATORY 9' 3" x 10' 9" (2.82m x 3.28m) Having tiled flooring, double glazed windows to side and rear, radiator, ceiling light and power points.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 11' 10" x 12' 5" (3.61m x 3.78m) Carpeted, two double glazed windows to front, radiator, ceiling light and power points.

BEDROOM TWO 12' 11" x 11' 6" (3.94m x 3.51m) Having two double glazed windows to rear, radiator, ceiling light and power points.

BEDROOM THREE 11' 6" x 8' 7" (3.51m x 2.62m) Double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 10' 1" x 5' 6" (3.07m x 1.68m) Tiled throughout, double glazed window to side, walk-in shower, bath, low level wc, heated towel rail, wash basin and ceiling light.

DOUBLE GARAGE Unmeasured.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE and O2, limited for Three and Vodafone and data likely available for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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 220 Mbps.

Networks in your area:- 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 we 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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