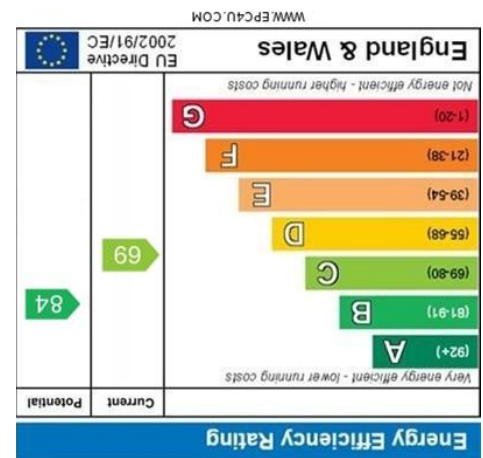


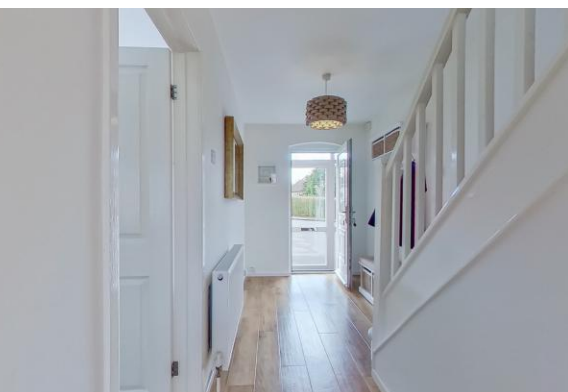
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN AND BATHROOM

Denholm Road, Boldmere, Sutton Coldfield, B73 6PL

£470,000



Property Description

Green and Co are pleased to bring to the market this well presented three bed semi detached house for sale, located within close proximity of Sutton Park's 2400 acre Nature Reserve. The property is well presented and is spacious throughout with an open plan lounge/dining room and conservatory creating ample living space. The property is situated in a much sought after location and has been modernised throughout. In brief the property comprises porch, entrance hall, lounge/dining room, conservatory, kitchen, downstairs wc, first floor landing, three bedrooms, family bathroom, driveway for off road parking and a garage. 360 degree virtual tour available!

ENTRANCE PORCH Tiled flooring, wall light, double glazed door and windows.

ENTRANCE HALL 6' 5" x 16' max (1.96m x 4.88m) Having Karndean flooring, ceiling light, power points, central heating radiator, stairs to first floor, door to lounge/dining room and door to kitchen and door to wc.

LOUNGE/DINING ROOM

DINING ROOM AREA 14' 11" into bay x 10' 8" (4.55m x 3.25m)

LOUNGE AREA 14' 7" x 10' 8" (4.44m x 3.25m)

Having Karndean flooring, two ceiling lights, two central heating radiators, double glazed bay window to front with fitted blinds, double glazed bi-fold doors to conservatory, power points.

CONSERVATORY 11' 3" x 8' 3" (3.43m x 2.51m) Tiled flooring, wall lights, central heating radiator, power points, double glazed window and doors to rear garden.

KITCHEN 14' 9" max x 11' 4" max (4.5m x 3.45m) Having Karndean flooring, ceiling spotlights, central heating radiator, power points, range of wall and base units, granite worktops, space for fridge/freezer, space for oven and hob, integrated washing machine and dishwasher, double glazed window to rear, door to rear garden and fan heater.

FIRST FLOOR LANDING Carpeted, ceiling light, power points, double glazed window to side and loft access with drop down ladder.

BEDROOM ONE 15' 7" into bay x 10' 8" (4.75m x 3.25m) Carpeted, ceiling and wall lights, double glazed bay window to front, central heating radiator, power points.



BEDROOM TWO 14' 10" x 10' 7" (4.52m x 3.23m) Carpeted, ceiling and wall lights, fitted wardrobes, central heating radiator, power points, double glazed window to rear.

BEDROOM THREE 11' x 8' 4" (3.35m x 2.54m) Carpeted, ceiling light, central heating radiator, double glazed window to front, small double glazed window to rear, power points, eaves storage.

BATHROOM 7' 11" x 6' 4" (2.41m x 1.93m) Having tiled flooring, ceiling spotlights, part tiled walls, bath with overhead shower, low level wc, hand wash basin, central heating towel radiator, double glazed window to rear and extractor fan.

GARAGE 14' 9" x 7' 10" (4.5m x 2.39m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



OUTSIDE To the front of the property providing off road parking and to the rear of the property is an enclosed rear garden with paved patio area, lawn area and side access.

Council Tax Band D - Birmingham City Council

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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

