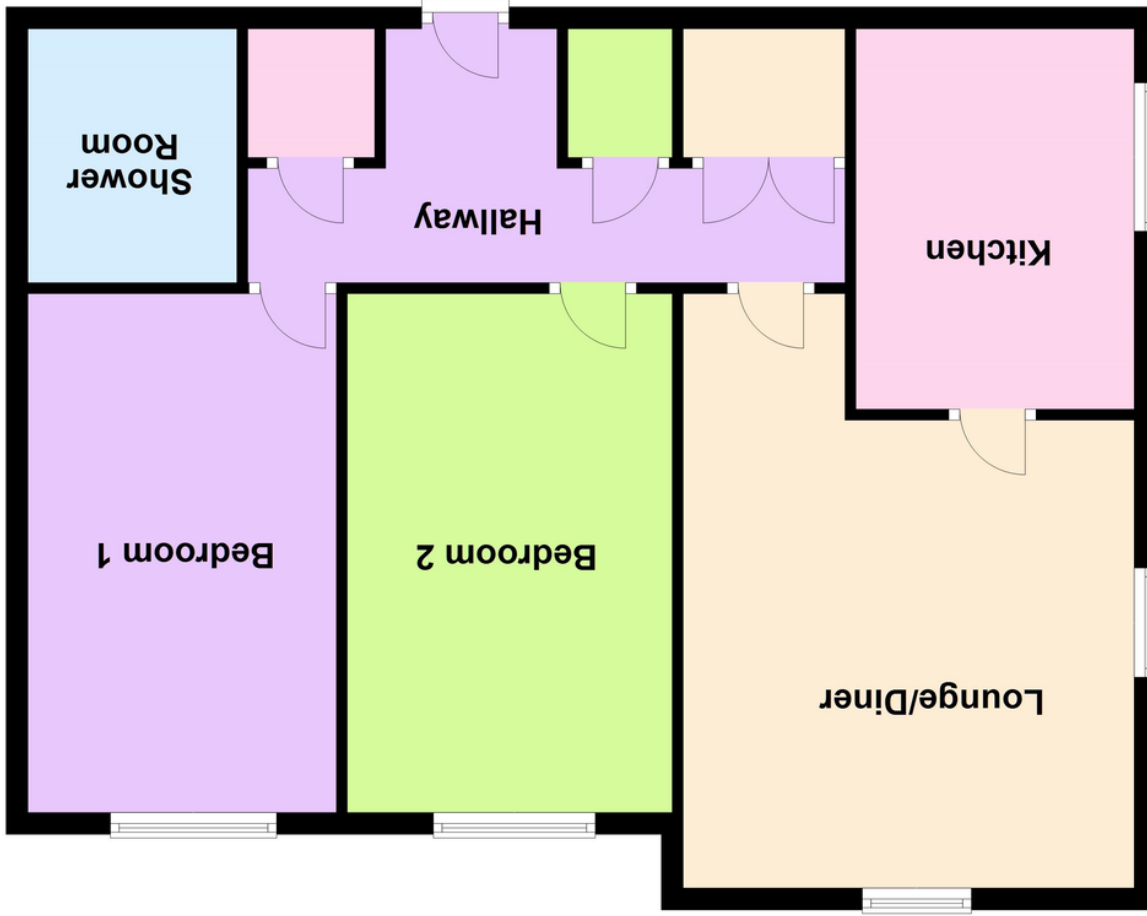
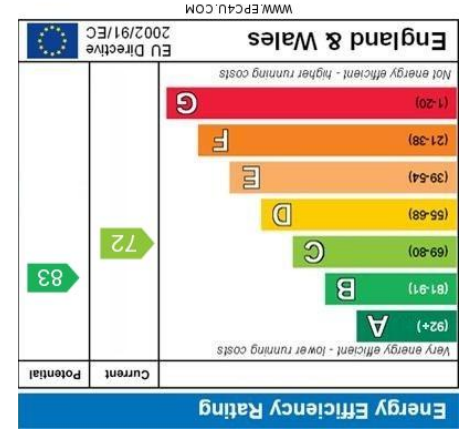


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- EARLY INTERNAL VIEWING OF THIS SPACIOUS APARTMENT IS HIGHLY RECOMMENDED
- COMMUNAL ENTRANCE HALLWAY WITH SECURITY ENTRY SYSTEM
- TWO DOUBLE BEDROOMS
- AMPLE FACILITIES

The Spires, Church Road, Boldmere, Sutton Coldfield, B73 5RZ

£190,000





Property Description

INTRODUCTION Set in this popular development situated on Church Road in Boldmere and being conveniently located within walking distance of the shops, bars and restaurants in Boldmere with public transport on hand including both Wyld Green and Chester Road railway station a short distance way.

The accommodation benefits from: Communal entrance hallway with security entry system, reception hallway, spacious lounge/dining room, modern fitted kitchen, two double bedrooms, shower room and ample storage. The facilities on site include communal lounge, and guest suite. **EARLY INTERNAL VIEWING OF THIS SPACIOUS APARTMENT IS HIGHLY RECOMMENDED.**

COMMUNAL ENTRANCE HALLWAY Approached via security entry system with stairs and lift off to first and second floors.

HALLWAY A welcoming reception hallway benefiting from storage cupboard housing boiler, storage cupboard with space for an automatic washing machine, further storage cupboard and doors off to the following accommodation:

SHOWER ROOM Having complimentary tiling to walls and chrome effect heated towel rail. The shower room has been thoughtfully fitted to comprise a low flush wc unit, wall mounted hand wash basin with storage below, and shower cubicle with shower over.

BEDROOM ONE 15' 9" x 9' 3" (4.8m x 2.82m) Having double glazed window to rear elevation, wall mounted electric heater and fitted mirrored wardrobes

BEDROOM TWO 15' 9" x 9' 9" (4.8m x 2.97m) Having double glazed window to rear elevation and wall mounted electric heater

LOUNGE/DINER 15' 11" x 14' 5" (4.85m x 4.39m) A superb and generous lounge/diner featuring windows to rear and side elevation, door giving access to the kitchen and the main focal point being a feature fire place with matching hearth and surround with fitted fire

FITTED KITCHEN 10' 2" x 7' 9" (3.1m x 2.36m) Having double glazed window and complimentary tiling to all splash prone areas. The kitchen is fitted to comprise a range of wall and base level units with worksurface over, incorporating a stainless steel sink unit with drainer and taps over, integrated oven, hob and extractor fan and integrated fridge and freezer.

COMMUNAL FACILITIES Residents have the use of communal lounge and guest accommodation.

OUTSIDE The property sits in well kept communal grounds and offers off road parking for residents (not allocated).

Council Tax Band D - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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