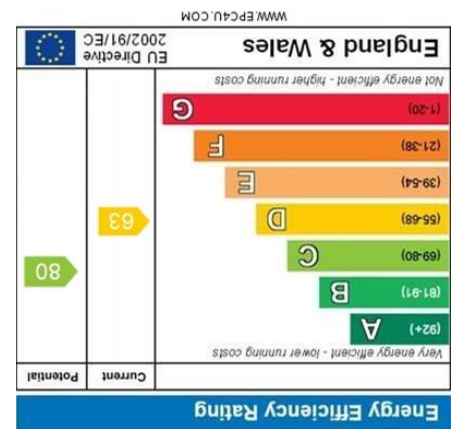


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



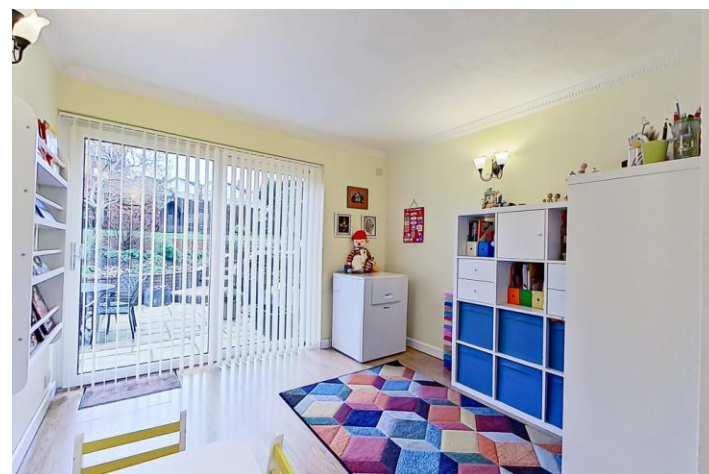
Boldmere | 0121 321 3991



- THREE BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- EN SUITE
- SPACIOUS REAR GARDEN
- WALK IN WARDROBE

Morven Road, Boldmere, Sutton Coldfield, B73 6NE

£575,000



Property Description

We are delighted to present this immaculate and spacious detached property, perfect for families. Situated in a peaceful location, this stunning home offers easy access to public transport links, nearby schools, local amenities, and green spaces. The property boasts an impressive two reception rooms, providing ample space for relaxation and entertainment. The first reception room is flooded with natural light due to its large windows, and it offers direct access to the beautifully maintained garden. The second reception room offers versatility and can be utilized according to your needs. The modern kitchen has been recently refurbished and it offers both style and functionality. The master bedroom is a true retreat, complete with an en-suite bathroom and a walk-in closet. It offers a private space to unwind. The second bedroom is generously proportioned and filled with natural light, creating a bright and airy atmosphere. Externally, this property benefits from a driveway providing off road parking for multiple vehicles, ensuring convenience for homeowners and visitors alike. The well-maintained garden offers a tranquil outdoor space to relax and enjoy.

Overall, this stunning home offers a combination of spacious and well-appointed rooms. Don't miss out on the opportunity to own this exceptional property designed with the needs of families in mind.

ENTRANCE HALL 8' 11" x 6' 11" (2.72m x 2.11m) Having doors leading into living room and dining room, stairs leading off to lower ground floor and first floor.

LIVING ROOM 22' 4" x 15' max (6.81m x 4.57m) Carpeted, double glazed window, double glazed sliding doors, radiator, wall lights and power points.

DINING ROOM 13' x 9' 11" (3.96m x 3.02m) Having laminate flooring, double glazed sliding doors, radiator, wall lights and power points,.

KITCHEN 29' x 9' 3" (8.84m x 2.82m) Having Karndean flooring, double glazed window, double glazed sliding doors, range of wall and base units, oven, dishwasher, sink, ceiling spotlights, radiator and power points.

UTILITY ROOM 16' x 6' 7" (4.88m x 2.01m)

GUEST WC 5' 6" x 2' 9" (1.68m x 0.84m) Having low level wc and wash basin.

FIRST FLOOR LANDING Providing access to:

BEDROOM THREE 13' max x 9' 5" (3.96m x 2.87m) Carpeted, double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 11" x 9' 3" max (2.72m x 2.82m) Tiled, shower, bath, low level wc, double glazed window, wash basin and heated towel rail.

SECOND FLOOR LANDING Providing access to:-

BEDROOM TWO 9' 0" x 22' max 0" (2.74m x 6.71m) Laminate flooring, double glazed window radiator, ceiling light and power points.

MASTER BEDROOM 10' 3" x 15' 6" (3.12m x 4.72m) Carpeted, double glazed window, fitted wardrobes, walk-in wardrobe, radiator, ceiling light and power points.

EN SUITE 3' 8" x 7' 10" (1.12m x 2.39m) Having shower, low level wc, Velux window and wash basin, ceiling lights.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps.
Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 70 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

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

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