

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



- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- PERFECT FOR FAMILIES
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING



Redacre Road, Boldmere, Sutton Coldfield, B73 5EA

£450,000



Property Description

TO BE SOLD WITH NO ONWARD CHAIN

We are delighted to present this beautiful, detached property to the market. Currently listed for sale, it stands as an inviting opportunity for families and couples alike. The property boasts a generous floor plan, featuring two spacious reception rooms, a modern open-plan kitchen complete with a dedicated dining space. The kitchen serves as the heart of the home, a space where you can enjoy cooking and dining whilst entertaining guests. Additionally, the property offers four bedrooms. The master bedroom, a symbol of comfort and tranquillity. The location of the property is advantageous, with close proximity to public transport links, local amenities, and nearby schools. This makes it an ideal dwelling for those valuing community and convenience.

In conclusion, this detached property is not just a house, but a potential home that promises a lifestyle of ease and convenience.

Please give us a call now to book your viewing and avoid early disappointment!

PORCH Providing access to:-

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

LOUNGE 11'10" x 11'11" (3.61m x 3.63m) Having double glazed bay window to front, radiator, ceiling light and power points.

LIVING ROOM 23' 6" x 12' 1" (7.16m x 3.68m) Having double glazed French doors to rear garden, radiator, ceiling light and power points.

KITCHEN / DINING ROOM 19' 8" x 8' 11" (5.99m x 2.72m) Having double glazed window to rear, a range of wall and base units, cooker with gas hob, radiator, ceiling light and power points.

UTILITY 10' 3" x 5' 0" (3.12m x 1.52m) Having a range of wall and base units, double glazed window to side, double glazed French door to rear garden, radiator, ceiling light and power points.

WC Having double glazed window to side, low level wc, wash basin, radiator and ceiling light.

GARAGE 15' 6" x 8' 1" (4.72m x 2.46m) Having power and light.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Providing access to all four bedrooms and bathroom.

BEDROOM ONE 11'11" x 14'7" (3.63m x 4.44m) Carpeted, double glazed bay window to front, radiator, ceiling light and power points.

BEDROOM TWO 12' x 10' 3" (3.66m x 3.12m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM THREE 8' 2" x 11' 8" (2.49m x 3.56m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM FOUR 15' 11" x 5' 4" (4.85m x 1.63m) Carpeted, double glazed window to rear, windows to side, radiator, ceiling light and power points.

BATHROOM 5' 6" x 10' 4" (1.68m x 3.15m) Tiled throughout, walk-in shower, bath, low level wc, wash basin, heated towel rail, double glazed window to rear and ceiling light.

GARDEN ROOM 11' 5" x 11' 5" (3.48m x 3.48m)

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 80 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:- Virgin Media, Openreach

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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