

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

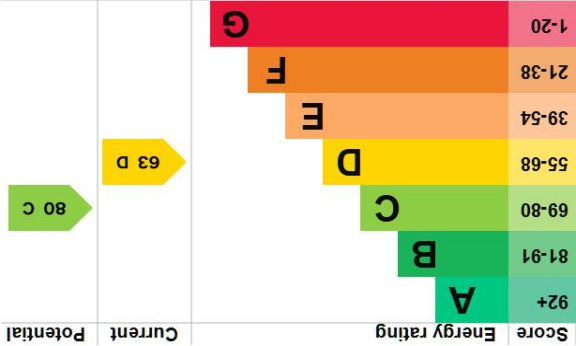


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.



Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Beautifully Presented Throughout
- Potential To Extend Subject To Planning
- Open Plan Kitchen/Dining/Family Room



Boswell Road, Sutton Coldfield, B74 2NQ

Offers In Region Of  
£625,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield and Mere Green town centres both of which are on the doorstep. This characterful family home has been thoughtfully extended and combines many original features with convenience of modern day living and offers further scope to extend subject to the necessary planning permissions. Nestled at the end of the road and approached via a large gravel driveway to the front the home is entered through a lovely hallway with access to a lounge and dining area, a beautiful open plan kitchen, living and dining area to the rear with access to a guest WC, on the first floor there are three bedrooms and a family bathroom and to complete the home there is a large private garden ideal for the family buyer.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** 9' 5" x 15' (2.87m x 4.57m) A welcoming entrance hallway with stained glass inserts to the front, herringbone flooring, useful cloaks cupboard, half panelled walls a staircase rising to the first floor and doors to:

**FORMAL LOUNGE & DINING AREA** 11' 10" x 25' 3" (3.61m x 7.7m) A lovely lounge and dining area, the lounge has a deep walk in bay to the front aspect and a feature fireplace as the focal point, coving, radiator, herringbone flooring throughout and leading in to the dining area with patio doors overlooking and providing access to the rear garden, coving and radiator.

**KITCHEN/DINING/FAMILY ROOM** 18' 5" x 17' (5.61m x 5.18m) Having been extended to now provide a multifunctional kitchen, dining and entertaining space, the kitchen includes a comprehensive range of matching wall and base mounted units with tiled splash backs and complementing Granite work surfaces over, space for a Range style cooker with extractor fan over, integrated dishwasher and fridge freezer, large central island incorporating a breakfast bar, Belfast sink, tiled flooring throughout, windows to side and rear, patio doors to the rear garden, a vaulted Velux window allows further natural light, spot lights throughout and a door to a useful storage area and guest WC

**GUEST WC** A white suite with low level WC, wash hand basin with vanity storage beneath, side facing window and radiator.

From the hallway a staircase rises to the first floor landing with a stained glass window to the side and doors to:

**BEDROOM ONE** 11' 11" x 11' 11" (3.63m x 3.63m) Having a deep walk in bay to the front and radiator

**BEDROOM TWO** 11' 11" x 12' 11" (3.63m x 3.94m) Having a window to the rear and radiator.

**BEDROOM THREE** 9' 5" x 7' 8" (2.87m x 2.34m) Having a window to the front and radiator.

**FAMILY BATHROOM** To include a white suite with a Victorian roll top bath with telephone tap attachment, separate corner shower cubicle, wash hand basin, WC, heated towel rail, windows to side and rear.

**GARAGE** Currently remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for Vodafone, limited for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 18Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.  
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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