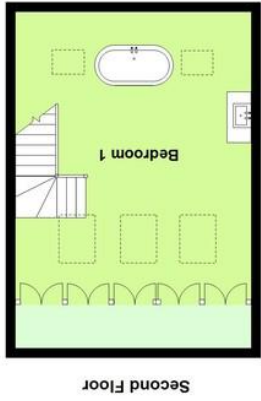


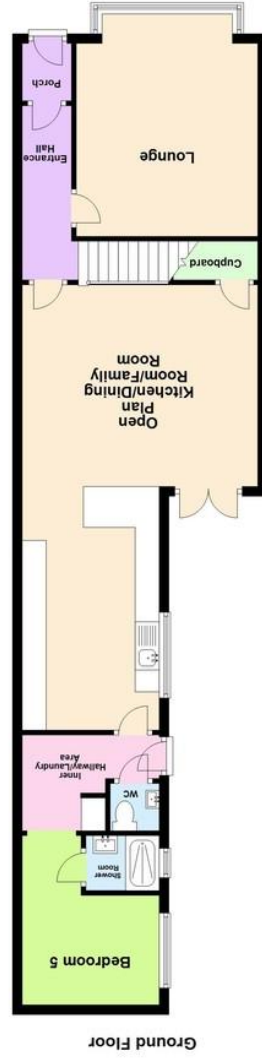
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Second Floor



First Floor



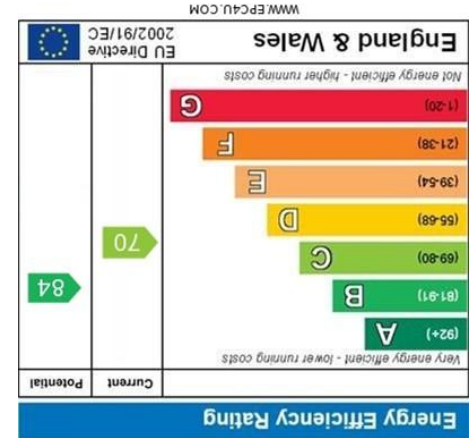
Ground Floor

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- IMPRESSIVE 4/5 BEDROOM FAMILY HOME
- FULLY RE-FURBISHED TO A HIGH STANDARD
- BEAUTIFUL OPEN PLAN KITCHEN/DINING ROOM WITH QUARTZ WORKTOPS
- LUXURIOUS LOFT BEDROOM

Boldmere Road, Boldmere, Sutton Coldfield, B73 5EX

£475,000

Property Description

Every now and again, something very special comes onto the property market, and this WELL PRESENTED THREE STOREY PROPERTY is no exception. The property has been re-furbished recently including a full re-wire, brand new plumbing and heating system, new plasterboard and skimmed and finished to a VERY HIGH STANDARD throughout. In brief the property comprises entrance porch, entrance hall, lounge, open plan kitchen/dining room/family room, inner hallway/laundry area, downstairs wc, ground floor bedroom with shower room, three well proportioned bedrooms to the first floor and a shower room, landing/office space with stairs leading to the wow factor of the home being the master bedroom on the second floor, with free standing bath, vanity unit and five double built in wardrobe in the eaves. The property is ideally situated in a popular residential area having fantastic access to local amenities, good school catchment with public transport on hand. MUST BE VIEWED to fully appreciate the location, overall size and presentation of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

ENTRANCE HALL With porcelain tiles, insulated floor, ceiling light, central heating radiator, modern panelling to walls and new architrave and doors.

LOUNGE 15' 2" into bay x 12' 4" (4.62m x 3.76m) Engineered oak wooden flooring, ceiling light with original feature ceiling rose, double glazed bay window to front, two central heating radiators, power points and original coving refurbished.

KITCHEN / DINING ROOM / FAMILY ROOM 30' 4" max x 16' max (9.25m x 4.88m) L-shaped narrowing to 13' 9" x 9' 4"

Having wood effect laminate flooring, ceiling light and ceiling spotlights, three central heating radiators, range of wall and base units, breakfast bar, integrated fridge/freezer, space for double oven and hob, part tiled walls, double glazed window to side, butler sink, power points, space for dining table and sofa, large under stairs storage cupboard.

INNER HALL / LAUNDRY AREA Having LVT flooring, ceiling light, space for washing machine and tumble dryer, power points, entrance to wc, entrance to bedroom five and storage cupboard.

WC 3' 4" x 3' 3" (1.02m x 0.99m) Having LVT flooring, ceiling light, extractor fan, low level wc, hand wash basin and new Worcester boiler.

BEDROOM FIVE 8' 11" x 7' 6" (2.72m x 2.29m) LVT flooring, two ceiling lights, double glazed window to side, power points, central heating radiator and door to shower room.

SHOWER ROOM 5' x 3' 9" (1.52m x 1.14m) Having LVT flooring, ceiling light, double glazed window to side, part tiled walls, double shower cubicle, hand wash basin, central heating towel radiator and extractor fan.

FIRST FLOOR LANDING With engineered oak flooring, two ceiling lights and storage cupboard.

BEDROOM TWO 13' x 11' 2" (3.96m x 3.4m) Engineered oak flooring, ceiling light, double glazed window to rear, power points, feature fireplace, central heating radiator and TV aerial socket.

BEDROOM THREE 12' 10" x 9' 4" (3.91m x 2.84m) Engineered oak flooring, ceiling light, double glazed window to front, power points and central heating radiator.

BEDROOM FOUR 9' 8" x 9' 6" (2.95m x 2.9m) Engineered oak flooring, ceiling light, central heating radiator, double glazed window to rear and power points.

SHOWER ROOM 7' 1" x 6' 2" (2.16m x 1.88m) Tiled flooring, double glazed window to side, double shower cubicle, ceiling and wall lights, hand wash basin, low level wc, extractor fan, tiled walls and central heating radiator.

LANDING / OFFICE AREA Engineered oak wooden flooring, ceiling light, central heating radiator, power points, double glazed window to front and stairs to second floor.

BEDROOM ONE 20' 2" x 15' 10" (6.15m x 4.83m) Having solid oak flooring, ceiling light, five Velux windows, three to rear and two to front, free-standing Clearwater bath with Lusso Stone taps, hand wash basin with granite splash back, five double built-in wardrobes, middle wardrobe having access to eaves storage, power points, central heating radiator.

OUTSIDE To the front of the property is a block paved driveway with side access to the rear garden. The rear garden has a covered decking/seating area, paved patio and artificial lawn.

AGENTS NOTE The vendor has advised that the following works have been carried out - this list highlights some major works but is not exhaustive of the entire renovations that have been completed.

Internal
Complete new plumbing and central heating system. With 10 year Worcester BOSCH boiler warranty
Complete electrical re-wire.
Plastering, boarded and skimmed throughout.

All new woodwork, architraves, skirtings and doors

External
Brickwork Re-pointed.
Chimney rebuilt capped and new lead work.
Complete new roof and Victorian style fascia and guttering.
Front bay window roof replaced and new timber Victorian Fascia detail.
All Stone detail work to front facade replaced or restored.
Driveway, wall, fencing.
Removal and upgrade of old lead mains water pipe.
New alarm system

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

