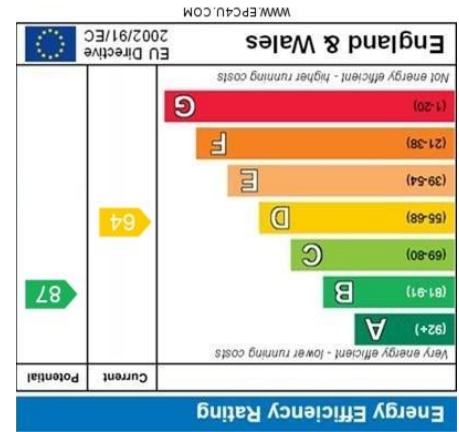


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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 Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS GARDEN

Kinton Road, Boldmere, Sutton Coldfield, B73 5DN

£425,000



Property Description

We are delighted to present for sale this charming semi-detached property. Ideally situated with convenient access to public transport links, local amenities, nearby schools, and parks, this home is nestled within a quiet locale, perfect for families and couples seeking a serene residential environment. The property boasts three bedrooms, with the master bedroom being notably spacious, providing a haven of tranquillity for the homeowners. It also features an appealing reception room, offering ample space for both relaxation and entertaining guests. The property is complemented by an open plan kitchen/dining room, the heart of the home, where every meal preparation will be a delight. The unique features of this property further enhance its appeal. It comes equipped with a garage, providing secure off-road parking and additional storage space. The added convenience of a driveway ensures additional parking space is also available.

Call us now to book your viewing!

ENTRANCE HALLWAY Providing access to living areas and stairs leading off.

LIVING ROOM 10' 3" x 15' 6" (3.12m x 4.72m) Carpeted, ceiling, having double glazed bay window to front, radiator, ceiling light and power points.

KITCHEN / LIVING AREA 19' 6" x 11' (5.94m x 3.35m) Having double glazed French doors to rear, double glazed windows to rear, range of wall and base units, cooker, gas hob, radiator, ceiling light and power points.

DOWNSTAIRS WC Having low level wc, wash basin, double glazed window to side.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 9' 10" x 16' 7" (3m x 5.05m) Carpeted, fitted wardrobes, double glazed bay window to rear, radiator, ceiling light and power points.

BEDROOM TWO 10' x 15' 9" (3.05m x 4.8m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 6' 7" x 10' 5" (2.01m x 3.18m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM 7' 10" x 8' 11" (2.39m x 2.72m) Tiled throughout, bath, walk-in shower, low level wc, wash basin, heated towel rail, double glazed window to rear and ceiling light.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Superfast Highest available download speed 71Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreadt, 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.

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