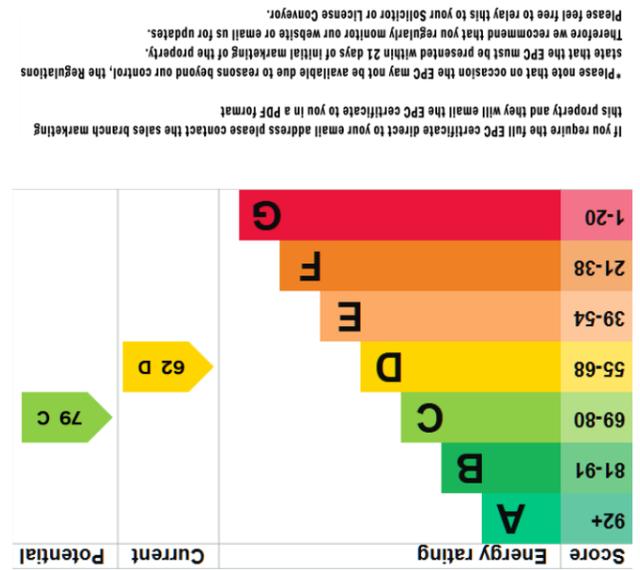


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- WAKING DISTANCE TO BOLDMERE HIGH STREET

St. Michaels Road, Boldmere , Sutton Coldfield, B73 5TA

£325,000



Property Description

This cosy property boasts a total area of 983 square feet, featuring three bedrooms and two bathrooms. The ground floor offers a well-lit sunroom, a WC, garage, and a fully equipped kitchen, leading into a comfortable living area. The upper floor consists of a modern bathroom furnished with a bath and three spacious bedrooms. With its prime location, the property has easy access to some of the best local amenities. "Sutton Coldfield Grammar School for Girls" is conveniently located nearby for families as well as Boldmere Junior School. For dining options, the eminent steakhouse, "Miller & Carter Sutton Park" is just around the corner. Fitness enthusiasts will appreciate the close proximity to "PureGym Sutton Coldfield", making this property an ideal home for people seeking comfort and convenience.

Please give us a call now to book your viewing!

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

KITCHEN Having double glazed window to front, a range of wall and base units, ceiling light and power points.

LIVING ROOM Carpeted and having double glazed window to rear, radiator, ceiling light and power points.

SUNROOM Having double glazed sliding doors to rear garden and ceiling light.

WC Having low level wc, wash basin and ceiling light.

GARAGE

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE Carpeted and having double glazed window to front and rear, radiator, ceiling light and power points.

BEDROOM TWO Carpeted and having double glazed window to rear, radiator, ceiling light and power points.

BEDROOM THREE Carpeted and having double glazed window to front, radiator, ceiling light and power points.

BATHROOM Having bath with over head shower, low level wc, wash basin, ceiling light and double glazed window to front.

Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 20 Mbps.

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

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 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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

