

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

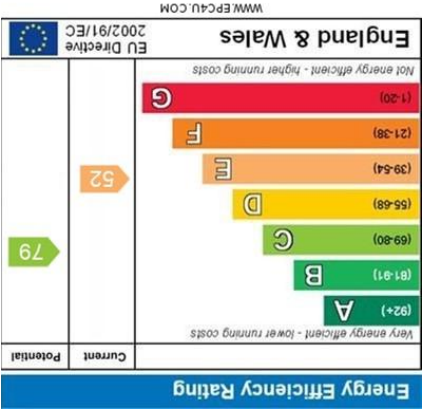


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- THREE BEDROOM SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO SUTTON PARK
- GREAT TRANSPORT LINKS



Melrose Avenue, Boldmere, Sutton Coldfield, B73 6NT

£450,000



Property Description

Green and Company are pleased to offer for sale this superbly maintained three bedroom traditional semi-detached property which is located in one of the most sought after roads in Boldmere. Offering superb access to all local amenities including premium shopping in both Boldmere and Sutton Coldfield Centre the property also gives easy access to Sutton Park and Boldmere Golf Course. Local schooling includes St Nicholas Catholic Primary School, Boldmere Junior School, Boldmere Infant School and Nursery, Sutton Coldfield Grammar School for Girls and Bishop Vesey's Grammar School (catchments should be checked). The property offers an easy commute into Birmingham City Centre and Wylde Green Station is just a short bike ride away. Access to the motorway network is via the nearby M6 and M42.

Immediate viewing of this wonderful property is highly recommended in order to avoid genuine disappointment.

PORCH Providing access to:-

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

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

LIVING ROOM 19' 1" x 10' 10" (5.82m x 3.3m) Carpeted, double glazed windows to rear, double glazed French door to rear, radiator, ceiling light and power points.

KITCHEN 9' 10" x 12' 4" (3m x 3.76m) Having a range of wall and base units, double glazed window to rear, double glazed French door to rear, radiator, ceiling light and power points.

UTILITY ROOM 6' 9" x 11' 6" (2.06m x 3.51m) Having radiator, ceiling light and power points.

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

GARAGE 7' 4" x 14' 3" (2.24m x 4.34m) 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 three bedrooms, bathroom and separate wc.

BEDROOM ONE 12' x 11' 1" (3.66m x 3.38m) Carpeted, double glazed bay window to front, radiator, ceiling light and power points.

BEDROOM TWO 10' 9" x 10' 11" (3.28m x 3.33m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM THREE 8' 0" x 10' 10" (02.44m x 3.3m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 8' 7" x 6' 3" (2.62m x 1.91m) Bath, walk-in shower, wash basin, heated towel rail, double glazed window to side, ceiling light.

WC 4' 5" x 2' 9" (1.35m x 0.84m) Having low level wc, wash basin, double glazed window to side, ceiling light.

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, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 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 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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 event ual 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991