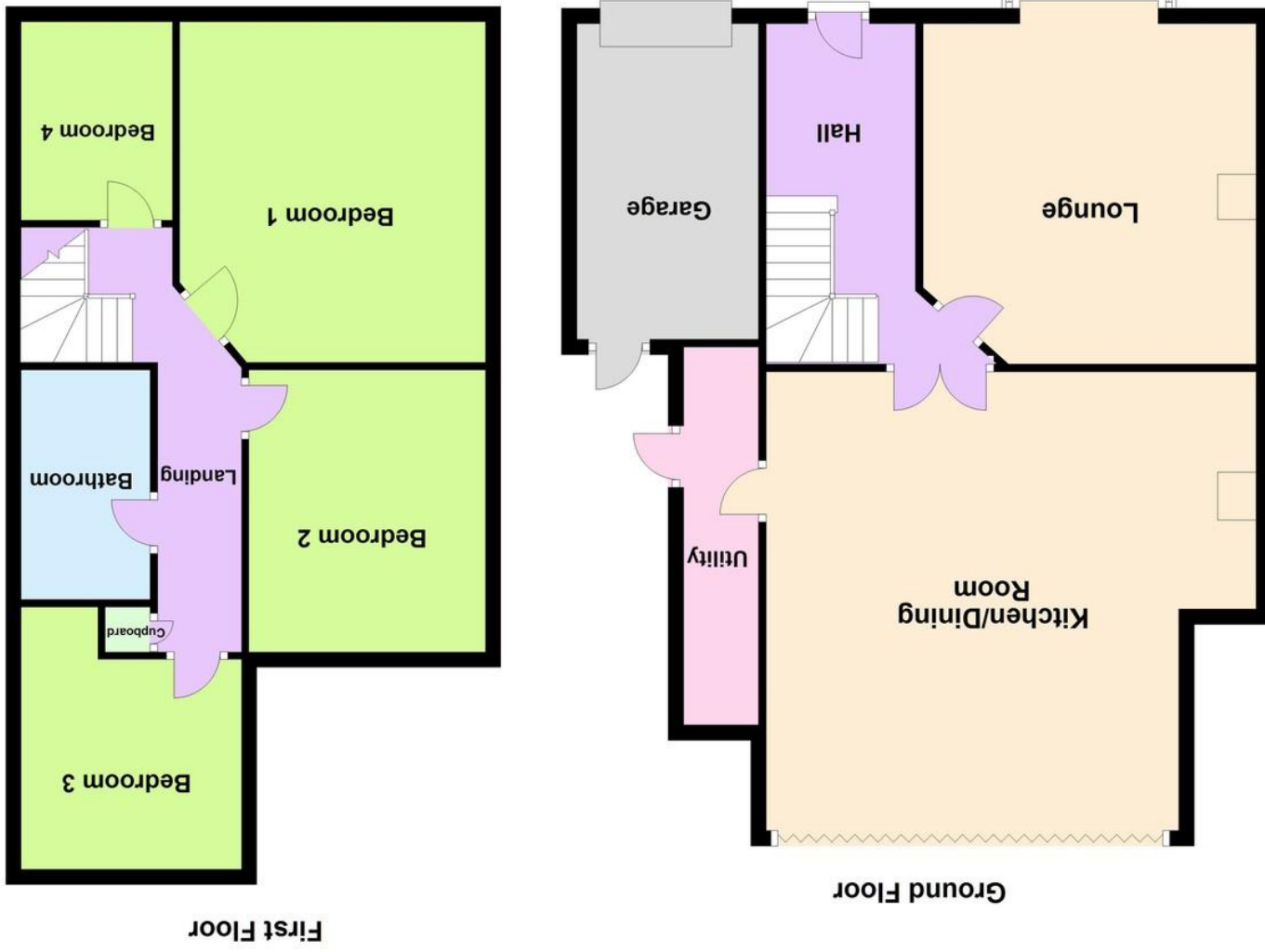


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Energy Efficiency Rating	
Current	Potential
83	88
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM	
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	

Boldmere | 0121 321 3991



- STUNNING FOUR BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN/LIVING SPACE
- BI-FOLD DOORS
- UNDERFLOOR HEATING
- OFF ROAD PARKING

Boldmere Road, Sutton Coldfield, B73 5EU

Offers In Region Of
 £540,000



Property Description

Green and Company are pleased to bring to market this beautifully presented four bedroom family home situated on the highly sought after Boldmere Road. This lovely property is fitted to a high end specification with solar panels and while still maintaining character with original fireplaces in most rooms. With a large garden and spacious patio area the outside space is more than enough for entertaining whilst also benefitting from a large driveway providing off road parking for multiple vehicles. Viewing is highly recommended.

HALL 15' 05 max" x 6' 4 max" (4.7m x 1.93m) With reclaimed mahogany wood flooring, radiator, power points, doors leading into lounge and downstairs wc, and double doors leading into open plan kitchen/living area.

LOUNGE 14' 6 max" x 14' 2 max" (4.42m x 4.32m) Having double glazed bay window, ceiling light, power points, log burner and reclaimed mahogany wood flooring.

OPEN PLAN KITCHEN/DINING AREA 19' 7 max" x 20' 10 max" (5.97m x 6.35m) Having underfloor heating, power points, log burner, bi-fold doors, sky light, ceiling spotlights, Belfast sink, cooker, integrated fridge and freezer and a variety of base units.

DOWNSTAIRS WC With ceiling light, low level wc and wash basin.

UTILITY AREA 17' 8 max" x 3' 2" (5.38m x 0.97m) Having power points, ceiling lights, double glazed window and double glazed door leading to garden.

GARAGE 13' 6" x 7' 8" (4.11m x 2.34m) Having power points and ceiling light.

BEDROOM ONE 14' 6 max" x 13 max" (4.42m x 3.96m) Having double glazed bay window, radiator, power points, fireplace, ceiling light and fitted wardrobes.

BEDROOM TWO 12' 2" x 11' 5 max" (3.71m x 3.48m) Having double glazed window, radiator, fireplace, power points and ceiling light.

BEDROOM THREE 8' 11" x 12' 4 max" (2.72m x 3.76m) Having double glazed window, fireplace, radiator, ceiling light and power points.

BEDROOM FOUR 8' 10" x 6' 5" (2.69m x 1.96m) Having double glazed window to front, ceiling light, power points and radiator.

BATHROOM 8' 7" x 6' 4" (2.62m x 1.93m) Having a walk-in shower, free standing bath, ceiling spotlights, low level wc, wash basin, radiator and under floor heating.

OUTSIDE The outside of the property benefits from a large driveway providing off road parking for multiple cars, with a large garden to the rear with a patio area.

Council Tax Band D - Birmingham City Council

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

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

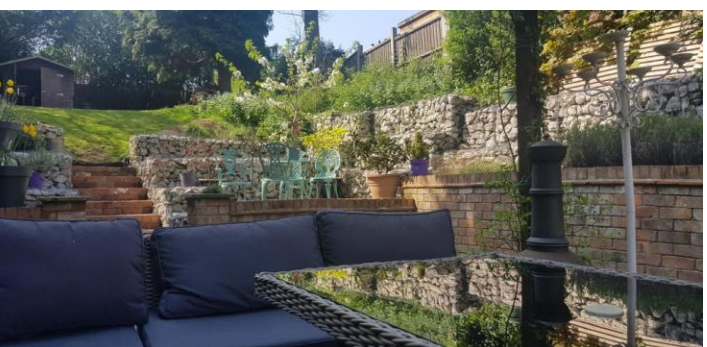
Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 184 Mbps. Highest available upload speed 26 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach



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