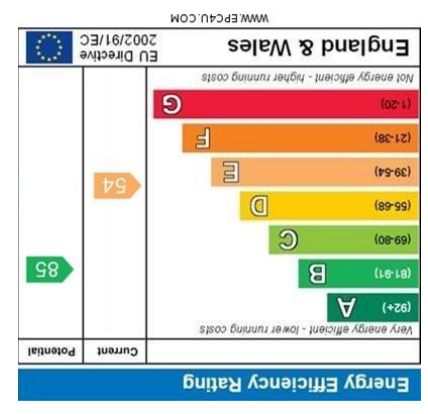


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SEMI DETACHED FAMILY HOME
- PREMIER LOCATION
- THREE RECEPTION ROOMS
- FOUR WELL PROPORTIONED BEDROOMS
- EXTENDED KITCHEN

45 Stonehouse Road, Boldmere, Sutton Coldfield, B73 6LP

Offers Over £575,000



Property Description

Green & Company are delighted to bring to market this unique opportunity to acquire a beautifully presented and spacious FOUR bedroom semi-detached family home. Viewing is essential to appreciate the size and standard of accommodation on offer. Appropriately modernised throughout, this attractive period semi-detached home, with many original features, is situated on one of the most highly regarded roads in Boldmere. Ideally situated for local amenities including the shops, bars and restaurants within Boldmere as well being within walking distance of Sutton Park a 2400 acres nature reserve.

The property is approached via hedge boundaries with block paved driveway giving access to side garage and storm porch with further stained glass front door giving access to the hallway.

HALLWAY The reception hallway offers a striking and impressive first impression which sets the tone for the rest of the property. It's welcoming and spacious with stained glass window to front elevation with secondary glazing, central heating radiator, under stairs storage cupboard, wooden flooring and doors off to the following accommodation:-

RECEPTION ROOM ONE 15' into bay x 13' max (4.57m x 3.96m) A light and spacious living room having glazed leaded bay window to front elevation with secondary glazing, and central heating radiator. The main focal point of the room being the original oak feature fireplace with tile effect hearth and back.

RECEPTION ROOM TWO 12' 3" x 12' 2" (3.73m x 3.71m) Having patio doors giving access to conservatory, oak flooring, central heating radiator, and the main focal point of the room being a feature fireplace with tiled hearth and surround.

CONSERVATORY 9' 8" x 11' 8" (2.95m x 3.56m) Having double glazed windows to rear garden and patio doors giving access to the rear garden.

RECEPTION ROOM THREE/BREAKFAST ROOM 15' 2" x 9' 3" (4.62m x 2.82m) A beautifully presented, stunningly impactful breakfast room with double glazed window allowing views looking out to the rear garden, central heating radiator and door giving access to the kitchen.

FITTED KITCHEN 11' 4" x 11' 3" (3.45m x 3.43m) Having double glazed window with views to the rear garden, and double glazed door giving access to the garden, complementary tiled flooring and tiled to all splash back areas, spotlights to ceiling and access to utility area. The kitchen has been thoughtfully fitted to comprise of a range of matching wall, drawer and base level units with work surface over, incorporating double Belfast style sink with mixer taps over, integrated oven, hob and extractor fan, space for further white goods, and space and plumbing for a dishwasher.

UTILITY AREA Having glazed door to side, being fitted with a range of units to house washing machine and further white goods, door giving access to the downstairs shower room and door to side entrance of the house.

SHOWER ROOM Having opaque window to side elevation, spotlights to ceiling, heated towel rail, complimentary tiling, and a suite comprising low flush wc unit, wall mounted hand wash basin and shower cubicle with shower over.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING Having door to storage cupboard housing loft hatch with pull down ladder giving access to the loft space. The landing has feature stained glass window to front elevation and doors off to all bedrooms and bathroom.

BEDROOM ONE 15' 4" max x 13' max (4.67m x 3.96m) Having a 'walk in' bay window allowing impressive outlook when looking towards Sutton park, central heating radiator and the main focal point of the room being the feature decorative fireplace.

BEDROOM TWO 12' 2" max x 12' max (3.71m x 3.66m) Having double glazed window over looking rear garden, and central heating radiator.

BEDROOM THREE 12' 3" max x 9' 1" max (3.73m x 2.77m) Having double glazed window over looking rear garden and central heating radiator.

BEDROOM FOUR 9' 5" max x 8' 1" max (2.87m x 2.46m) Having glazed leaded window to front elevation with secondary glazing, and central heating radiator.

FAMILY BATHROOM Having opaque window to side elevation, heated towel rail, complimentary tiling to walls, and a suite comprising low flush wc, pedestal hand wash basin, and panelled bath with mixer shower over.

BOARDED LOFT SPACE 11' 11" x 16' 10" (3.63m x 5.13m) Having Velux skylight to rear elevation, ceiling light point and part restricted height. Measurements are taken at approximate waist height.

OUTSIDE A beautifully maintained rear garden with private aspects and having patio area, laid mainly to lawn, with mature plants and shrubs to borders, and enclosed boundaries.

GARAGE 13' 8" x 7' 9" (4.17m x 2.36m) Having open out doors to front elevation (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - 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.

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