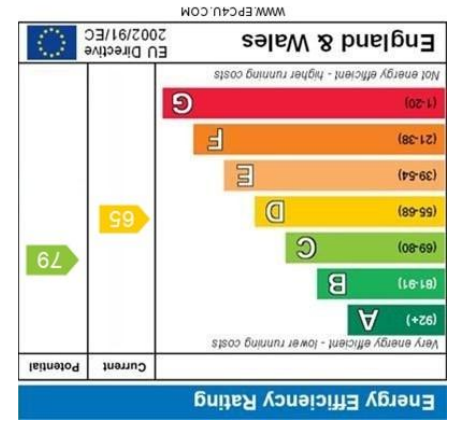


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- DETACHED FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING & GARAGE
- RE-FITTED SHOWER ROOM

Boldmere Road, Boldmere, Sutton Coldfield, B73 5LP

Offers Over £535,000



## Property Description

Green & Company are delighted to bring to market this beautifully presented four bedroom detached family home. In brief the accommodation comprises hallway two reception rooms, fitted kitchen/diner, utility area, guest wc, four well proportioned bedrooms, shower room and separate wc. The property benefits from double glazing and gas central heating (both where specified), off road parking, garage and enclosed rear garden. Viewing is considered essential to appreciate the size and standard of accommodation on offer.

The property is approached via low level wall boundaries, with block paved driveway giving access to porch and garage

**PORCH** Having double glazed door and window with further door into the hallway.

**HALLWAY** Having central heating radiator, wood effect flooring, two glazed stained glass windows to front elevation, stairs to first floor landing and doors off to the following accommodation.

**RECEPTION ROOM ONE** 16' 9" x 11' (5.11m x 3.35m) Having double glazed bay window to front elevation, central heating radiator, and double doors opening up to reception room two.

**RECEPTION ROOM TWO** 18' 1" x 11' 11" (5.51m x 3.63m) Having double glazed windows and double glazed French doors opening out to rear garden, and central heating radiator. The main focal point of the room being a feature integrated fireplace.

**FITTED KITCHEN/DINER** 15' 8" x 10' 8" (4.78m x 3.25m) Having double glazed window looking out to rear garden, door giving access to utility area, central heating radiator, ceramic tiled flooring and complementary splash back tiling. The kitchen has been fitted to comprise a range of matching wall, drawer and base level units with work surfaces over incorporating; one and half bowl sink unit with drainer and mixer tap and space for a free standing range style cooker.

**UTILITY AREA** 15' 11" x 7' 8" max 4' 8" min (4.85m x 2.34m max 1.42m min) Having double glazed window to front elevation, double glazed door giving access to rear garden, built in storage cupboard, and door giving access to garage. The utility area is fitted with a base level unit with work surface over, space and plumbing for washing machine and space for further white goods.

### FIRST FLOOR ACCOMMODATION

**LANDING** Having loft access, double glazed opaque stained glass window to side elevation and doors off too all bedrooms and shower room.

**BEDROOM ONE** 17' x 11' 3" (5.18m x 3.43m) Having double glazed bay window to front, central heating radiator and wood effect laminate flooring.



**BEDROOM TWO** 12' 2" x 13' 11" (3.71m x 4.24m) Having double glazed window over looking rear garden and central heating radiator.

**BEDROOM THREE** 11' 1" x 10' 2" (3.38m x 3.1m) Having double glazed window to rear garden, central heating radiator and wood effect laminate flooring.

**BEDROOM FOUR** 10' 4" x 7' 11" (3.15m x 2.41m) Having double glazed window to front elevation, central heating radiator and wood effect laminate flooring.

**WC** Having double glazed opaque window to rear garden and low flush WC unit.

**SHOWER ROOM** Having double glazed opaque window to front, feature central heating radiator, ceramic tiled flooring and complementary splash back tiling, the shower room is fitted to comprise; walk in shower cubicle with rainfall shower over and marble effect sink unit with storage below and spotlights to ceiling.

**OUTSIDE** A beautiful and well maintained rear garden, having paved patio area laid mainly to lawn with mature plants and shrubs to borders, having decked patio area and closed boundaries.

**GARAGE** 15' 10" x 8' (4.83m x 2.44m) Having up and over door to front, opaque window to side, electrics and door giving access to the utility room. (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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