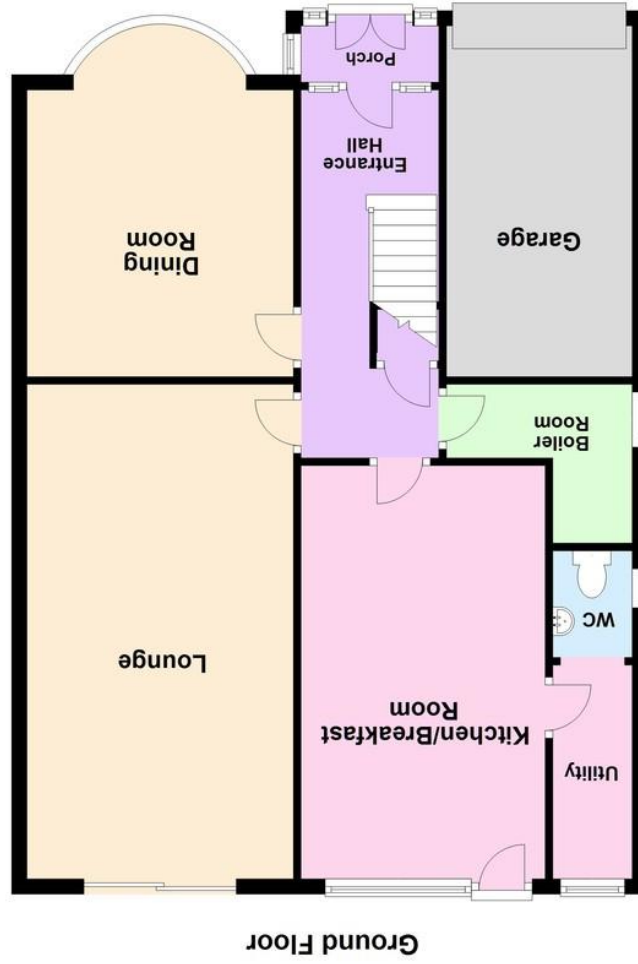
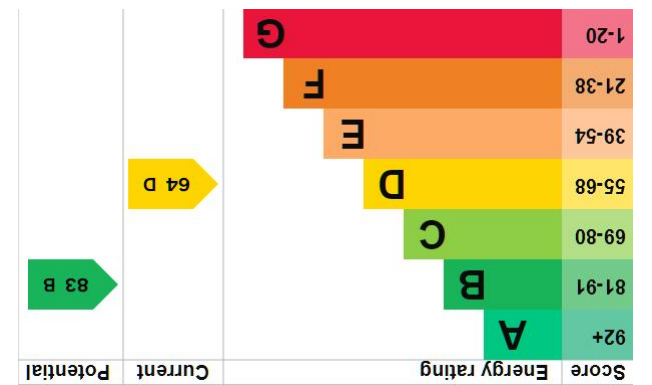


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- FOUR BED DETACHED HOUSE
- LOUNGE AND SEPARATE DINING ROOM
- SPACIOUS KITCHEN
- UTILITY AND DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM



Halton Road, Boldmere, Sutton Coldfield, B73 6NP

Offers Over £550,000



Property Description

Looking for a property that is ready to move into? This could be the one for you! What a fabulous opportunity to purchase a WELL-PRESENTED EXTENDED FOUR BED FAMILY HOME offering spacious and versatile accommodation. Ideally situated in a popular residential area having fantastic access to local amenities, good school catchment with public transport on hand. MUST BE VIEWED to fully appreciate the location, overall size and presentation of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

ENTRANCE PORCH Leading through to entrance hall.

ENTRANCE HALL With oak flooring, wall light points, power points, central heating radiator, under stairs cupboard, stairs to first floor doors to lounge, dining room, kitchen and boiler room.

LOUNGE 21' 4" x 11' 7" (6.5m x 3.53m) With engineered oak wood flooring, two ceiling light points, wall light points, two central heating radiators, power points, gas fire and surround, sliding doors to rear garden.

DINING ROOM 15' 4" into bay x 11' 6" (4.67m x 3.51m) Is carpeted and having ceiling light point, double glazed bay window to front, power points and central heating radiator.

KITCHEN 17' 10" x 10' 10" (5.44m x 3.3m) With laminate flooring, two ceiling light point, double glazed window and door to rear garden, power points, sink and drainer, part tiled walls, integrated fridge/freezer, central heating radiator and door to utility.

UTILITY ROOM 8' 1" x 3' 3" (2.46m x 0.99m) With tiled flooring, ceiling light point, double glazed window to rear, central heating radiator, plumbing for washing machine and space for tumble dryer and entrance to WC.

WC 4' 3" x 3' 3" (1.3m x 0.99m) With tiled flooring, ceiling spot lights, low level WC, hand wash basin and window to side.

BOILER ROOM Is L-shaped and having tiled flooring, ceiling light point, housing boiler, window to side, power points and storage space.

FIRST FLOOR

LANDING Is carpeted with ceiling light points, central heating radiator, double glazed window to side, loft access and power points.

BEDROOM ONE 14' 2" into bay x 11' 7" (4.32m x 3.53m) Is carpeted with ceiling light point, double glazed bay window to rear, power points, central heating radiator and ensuite.

ENSUITE 6' 9" x 3' 10" (2.06m x 1.17m) With tiled flooring, ceiling spot lights, extractor, double glazed window to rear, double shower cubicle, low level WC, hand wash basin, central heating towel rail, radiator and tiled walls.

BEDROOM TWO 15' 5" into bay x 11' 6" (4.7m x 3.51m) Is carpeted with ceiling light point, central heating radiator, power points and double glazed bay window to front.



BEDROOM THREE 11' 7" x 8' 2" (3.53m x 2.49m) Is carpeted with ceiling light point, power points, central heating radiator, double glazed window to front and built in wardrobes.

BEDROOM FOUR 8' 4" x 6' 1" (2.54m x 1.85m) Maximum measurements Is an L-shaped room with wood effect flooring, ceiling light points, central heating radiator, power points and double glazed window to rear.

BATHROOM 6' 9" x 6' 3" (2.06m x 1.91m) With tiled flooring, double glazed windows to side and rear, bath with overhead shower, low level WC, hand wash basin, ceiling spot lights and extractor fan, tiled walls and central heating towel radiator.

OUTSIDE To the front of the property is a driveway providing off road parking and to the rear is an enclosed garden with patio area, laid to lawn and mature trees, bushes and flower borders.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

