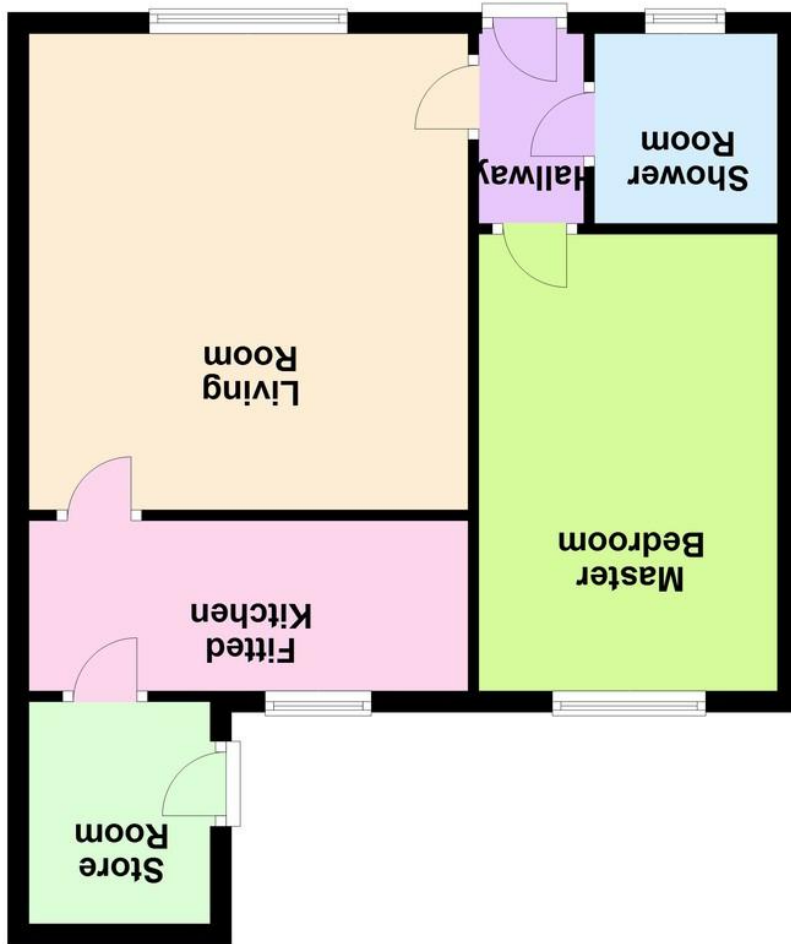
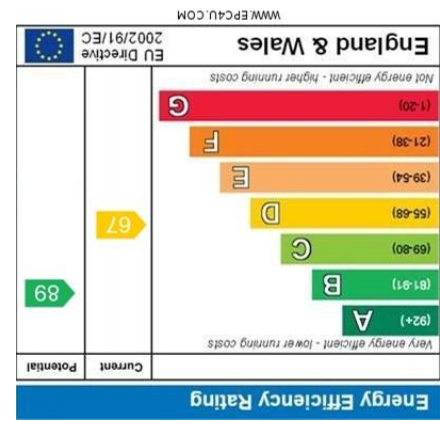


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

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.



Boldmere | 0121 321 3991



- SEMI DETACHED BUNGALOW
- MASTER BEDROOM
- SHOWER ROOM
- LOUNGE
- FITTED KITCHEN
- OFF ROAD PARKING

Glebe Drive, Boldmere, Sutton Coldfield, B73 5SZ

Offers in the region of £220,000





## Property Description

This semi detached bungalow, occupies this sought after residential location being conveniently situated within reach of the shops, bars and restaurants on Boldmere High Street. With public transport on hand including Wylde Green train station a short distance away, along with Sutton Park a 2400 acres nature reserve. In brief the accommodation comprises hallway, lounge, fitted kitchen, master bedroom and shower room. The property benefits from double glazing and central heating (both where specified), rear garden, off road parking and no upward chain

The property is approached via a lawned fore-garden with Creteprint style driveway giving access to front door leading to hall.

**HALL** Having doors off to bedrooms and bathroom, central heating radiator, wood effect laminate flooring.

**LOUNGE** 14' 6" max x 12' 3" max 10' 8" min (4.42m x 3.73m) Having double glazed window to front elevation, door giving access to kitchen, central heating radiator, wood effect laminate flooring and the main focal point of the room being a feature fireplace.

**KITCHEN** 12' 3" x 5' (3.73m x 1.52m) Having double glazed window to rear, central heating radiator, being fitted to comprise of a range of matching wall and base units with work surface over, incorporating one and a half stainless steel sink unit with drainer and mixer tap, integrated oven, hob and extractor fan, space for further white goods.

**OUTHOUSE** 6' 10" x 5' (2.08m x 1.52m) Having door to garden.

**BEDROOM ONE** 9' 3" x 13' 6" (2.82m x 4.11m) Having double glazed window to rear garden, central heating radiator and wood effect laminate flooring.

**SHOWER ROOM** 5' 10" x 5' 09" (1.78m x 1.75m) Having double glazed opaque window to front elevation, chrome effect heated towel rail, loft access and complementary tiling. The shower room is fitted with a suite comprising low flush wc unit, sink unit with fitted storage below, and shower cubicle with shower over



**OUTSIDE** The rear garden with patio area, being laid mainly to lawn with enclosed fenced boundaries.

Council Tax Band B - Birmingham

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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