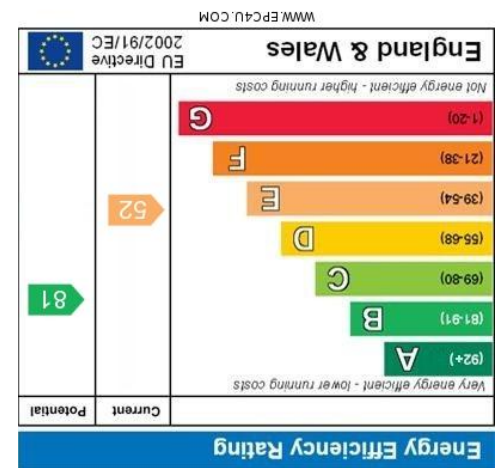


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- FANTASTIC TRADITIONAL SEMI DETACHED HOUSE
- VERY FLEXIBLE ACCOMMODATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REFITTED BATHROOM AND KITCHEN

The Boulevard, Boldmere ,  
 Sutton Coldfield, B73 5JG

Offers in the region of  
 £475,000



## Property Description

This superb very spacious traditional semi detached house occupies a fantastic position on this most sought after road which is very well placed with regard to a comprehensive range of services. Schools, shops at Wyld Green, Boldmere and Sutton Coldfield are all within easy reach with excellent rail and road transport links.

The property has been improved by the refitting of the kitchen and bathroom and has an additional room to the ground floor to provide very flexible accommodation which provides a bedroom with wet room leading off but lends itself to a variety of other uses including home office, therapy room or similar as it has its own front door.

Served by central heating and double glazing and standing on a great plot the accommodation in more detail comprises:-

**ENTRANCE PORCH** With double glazed double doors with inner door with stained glass leaded panel and flanking windows leading into:-

**RECEPTION HALL** With radiator, wood stripped flooring, staircase leading off.

**SPACIOUS LOUNGE** 15' 6" x 11' 7" (4.72m x 3.53m) With radiator, double glazed leaded window to front, gas fire on chimney breast.

**OPEN PLAN DINING ROOM/FITTED KITCHEN** 13' x 18' 9" (3.96m x 5.72m) plus 4' x 6' 9"

With double glazed double French doors to the garden, further double glazed window, radiator, excellent range of units incorporating base cupboards, base drawers, integrated Neff electric induction hob with extractor over, Neff electric oven, useful pantry under stairs and door leading to:-

**BEDROOM/FLEXIBLE ROOM** 23' 7" x 6' 10" (7.19m x 2.08m) With double glazed window and front door, double glazed side window, two radiators and door leading into:-

**WET ROOM** With radiator, tiled walls, double glazed window, thermostatic shower, wash basin, low level wc, cupboard housing Worcester Bosch gas fired central heating boiler.

**FIRST FLOOR LANDING** With stained glass leaded side window.

**BATHROOM** Radiator, double glazed window, refitted suite comprising panelled bath with thermostatic shower over, pedestal wash basin.

**SEPARATE TOILET** With low level wc, UPVC double glazed window.

**BEDROOM ONE** 15' 0" x 11' 8" max (4.57m x 3.56m) With radiator,

double glazed leaded window to front, fitted double wardrobe with sliding doors.

**BEDROOM TWO** 11' 1" x 10' 3" plus wardrobes (3.38m x 3.12m) With radiator, double glazed window to rear, fitted wardrobes with sliding doors along one wall.

**BEDROOM THREE** 10' 3" x 10' 10" (3.12m x 3.3m) plus 4' 3" recess With two double glazed windows to front, double glazed window to rear, radiator.

**OUTSIDE** The property stands behind a driveway with parking together with ramped access to the side bedroom. There is gated access to the right hand boundary.

To the rear is a large garden being very mature with patio area, large timber shed, lawn, variety of shrubs and hedges, fenced boundaries.

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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991