

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



- CURRENTLY ONE BEDROOM BUNGALOW**POTENTIAL FOR THREE/FOUR BEDROOMS
- OPEN PLAN LIVING AREA
- DRIVEWAY FOR TWO CARS
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES

Hothersall Drive, Boldmere, Sutton Coldfield,
 B73 5RW

£450,000

Property Description

Green and Company are excited to bring to market this beautifully presented bungalow. Currently a one bedroom as the walls were knocked through to make a wonderful open plan space, with the option to be easily restored back to the original three bedrooms. This lovely home also benefits from off road parking and a spacious garden with an outdoor office currently being used as a studio. Call us now to make sure you do not miss out on the chance to see this wonderful home.

OPEN PLAN LIVING/KITCHEN AREA 30 max' x 25' 11 max" (9.14m x 7.9m) Carpeted throughout and having a radiator, double glazed window to front, ceiling lights, power points, a range of wall and floor units, cooker, electric hob and an electric fire.

BEDROOM ONE 23' 8" x 13' 10" (7.21m x 4.22m) Carpeted throughout and having a double glazed window, radiator, fitted wardrobes and a dressing table.

BATHROOM 6' 11" x 6' 2" (2.11m x 1.88m) Tiled flooring, ceiling light, low level wc, wash basin, towel rail, walk in shower and double glazed window.

CONSERVATORY ONE 12' 9" x 22 max' (3.89m x 6.71m) Wood effect flooring, radiator, ceiling spotlights, power points, breakfast bar and patio doors leading out to the rear garden.

CONSERVATORY TWO 15' 10" x 13' 10" (4.83m x 4.22m) Carpeted throughout, power points, double glazed windows and two french doors leading out to the rear garden.

OUTSIDE The property benefits from having off road parking for two cars and a wrap around garden to the rear of the property. In the rear garden the property has a separate office room which is currently used as a studio as it has mains water and electric.

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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