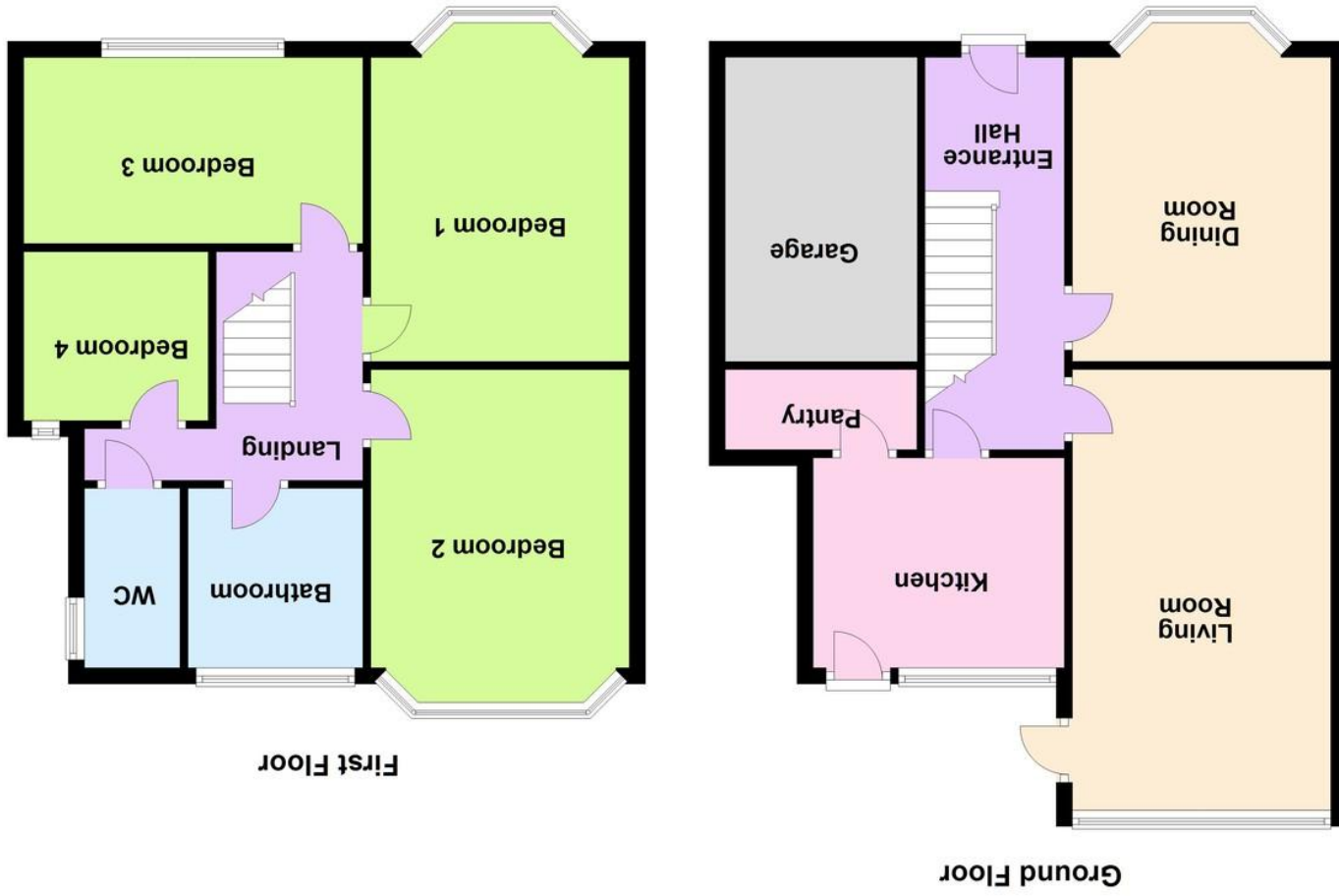
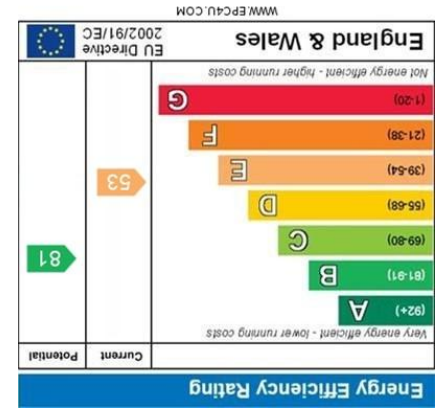


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- LARGE REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Halton Road, Boldmere, Sutton Coldfield, B73 6NP

£495,000



Property Description

We are delighted to present this detached property, ideal for families, in need of modernisation, located in a quiet area. With easy access to public transport links, nearby schools and local amenities, this property offers convenience and a comfortable lifestyle. On the ground floor, you will find two generous reception rooms, perfect for entertaining guests or creating separate living spaces. The property also features a kitchen that can be transformed into a modern culinary haven. Upstairs, the spacious master bedroom awaits, boasting ample natural light that floods through the windows, creating a bright and airy atmosphere. The remaining bedrooms offer endless possibilities for customization according to your needs and preferences. One of the unique features of this property is its garden, an ideal space for outdoor activities, relaxing after a long day, or hosting gatherings with family and friends.

Don't miss this chance to transform this property into your dream home. Contact us today to arrange a viewing and explore the potential that this property holds.

ENTRANCE HALL 16' x 5' 8" (4.88m x 1.73m) Providing access to dining room, living room, kitchen and stairs leading off

DINING ROOM 14' 9" x 10' 7" (4.5m x 3.23m) Carpeted, double glazed bay window, radiator, ceiling light, power points.

LIVING ROOM 18' x 10' 6" (5.49m x 3.2m) Carpeted, having double glazed window, radiator, ceiling light and power points.

KITCHEN 8' 7" x 10' 3" (2.62m x 3.12m) Having a range of wall and base units, double glazed window, radiator, ceiling light and power points.

FIRST FLOOR LANDING Providing access to all four bedrooms, bathroom and separate wc.

BEDROOM ONE 14' 9" max x 10' 7" (4.5m x 3.23m) Carpeted, having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 14' 4" max x 10' 6" (4.37m x 3.2m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 7' 8" x 13' 11" (2.34m x 4.24m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 6' 2" x 7' 9" (1.88m x 2.36m) Carpeted, double glazed window, radiator, ceiling light and power points.

FAMILY BATHROOM 7' 4" x 7' 2" (2.24m x 2.18m) Carpeted, double glazed window, bath, overhead shower, ceiling light.



SEPARATE WC 4' 10" x 2' 7" (1.47m x 0.79m) Having low level wc and double glazed window.

OUTSIDE To the rear is a two tiered garden and a patio area for your garden furniture needs.

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 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 64 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 a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

