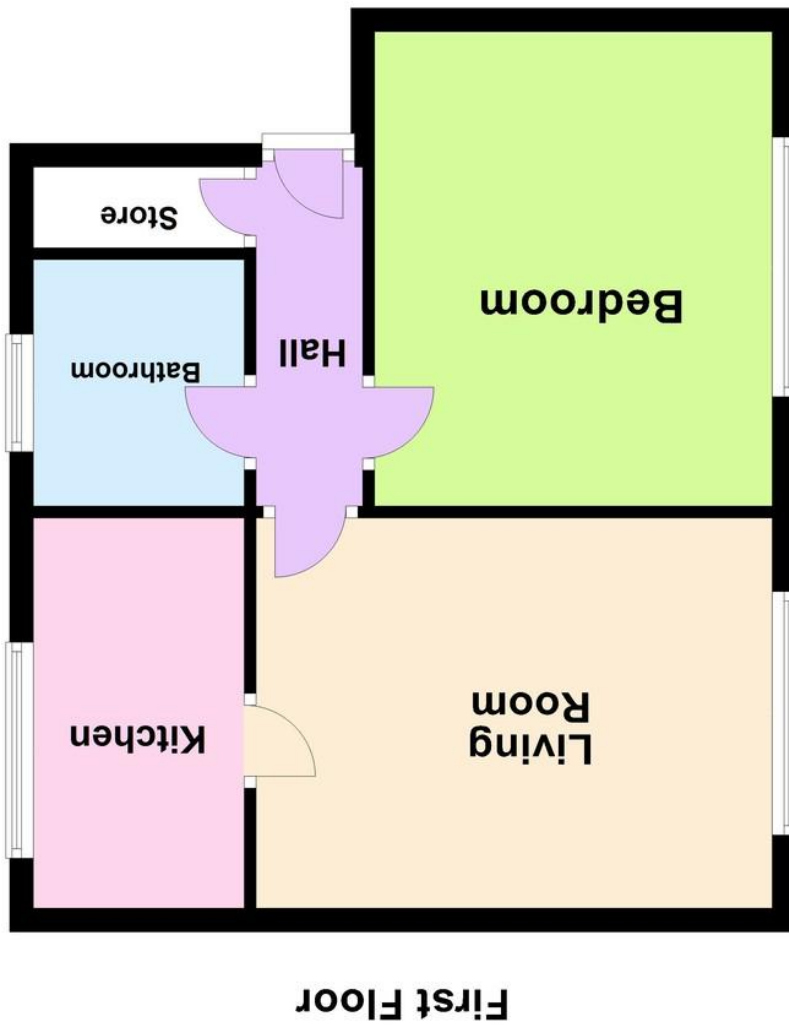


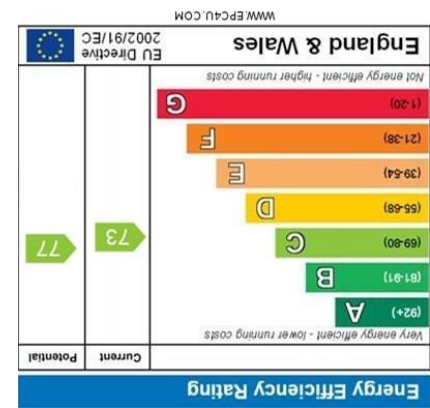
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO ONWARD CHAIN
- ONE BEDROOM FIRST FLOOR MAISONETTE
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- COMMUNAL PARKING
- CLOSE PROXIMITY TO TRAIN STATION

Boldmere Close, Boldmere, Sutton Coldfield, B73 5HF

Offers Over £110,000



Property Description

NEW TO MARKET this maisonette offers a comfortable and convenient living space ideal for first time buyers. The property boasts a spacious master bedroom filled with natural light, providing a tranquil retreat after a long day. The maisonette features a well-maintained bathroom, a modern kitchen, and a welcoming reception room perfect for entertaining guests. With one reception room, one kitchen, one bedroom, and one bathroom, this property is designed for those seeking a cosy yet stylish living space. Situated in a peaceful neighbourhood with excellent public transport links, nearby schools, and local amenities, this home offers both convenience and serenity. Whether you're looking to relax in a quiet environment or explore the vibrant surroundings, this property caters to a variety of lifestyles.

Don't miss this opportunity to own a charming maisonette with a blend of comfort and style. Book a viewing today and experience the inviting atmosphere and the potential this property holds for you.

ENTRANCE HALL Carpeted and providing access to Living area, bedroom and bathroom.

LIVING ROOM 10' 10" x 14' 5" (3.3m x 4.39m) Carpeted and having double glazed window, radiator, ceiling light and power points.

KITCHEN 9' 6" x 5' 10" (2.9m x 1.78m) Having vinyl flooring, a range of wall and base units, double glazed window, wash basin, cooker, electric hob, ceiling light and power points.

BEDROOM 13' 2" x 11' (4.01m x 3.35m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m) Having a double glazed window, bath with overhead shower, low level wc, wash basin and ceiling light.

Council Tax Band A - 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 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 108 years remaining. Service Charge is currently running at £340 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £10 per annum and is reviewed (to be confirmed). 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991