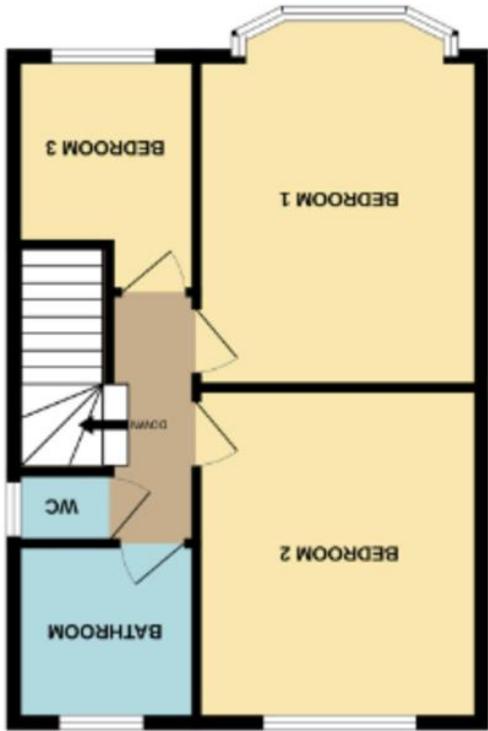
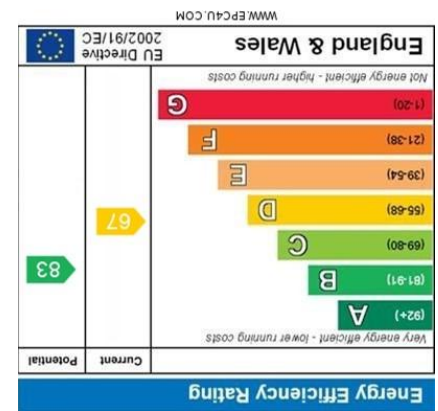


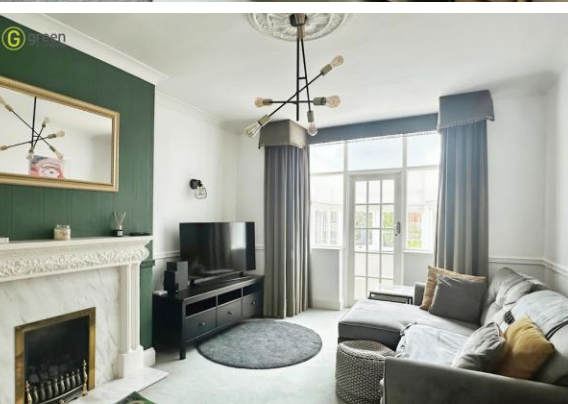
NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



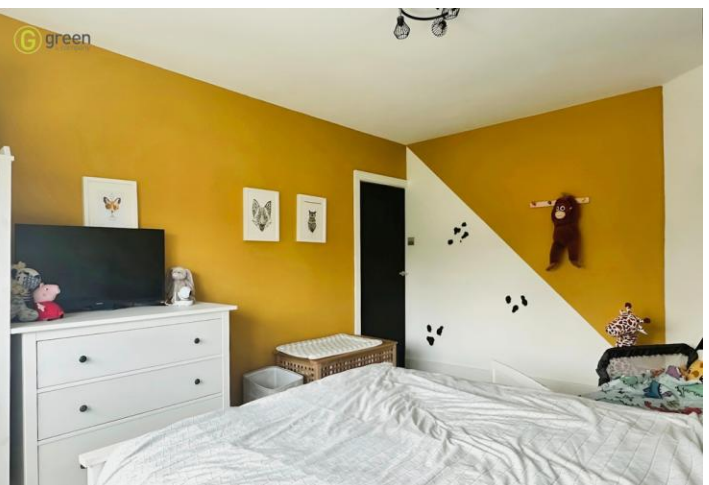
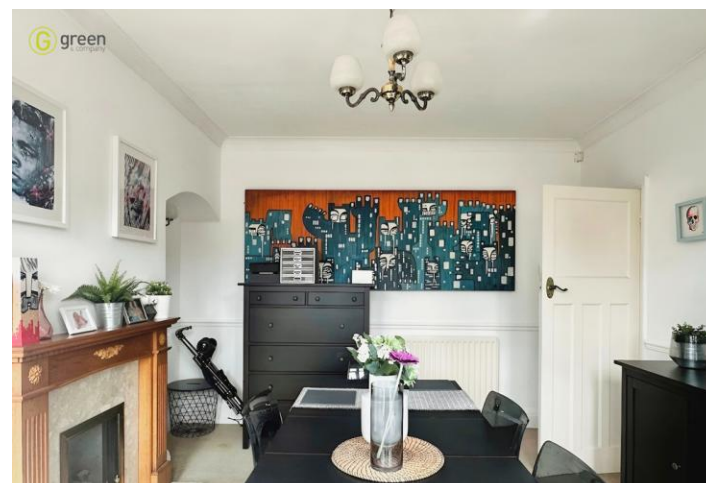
Boldmere | 0121 321 3991



- THREE BEDROOM LINK DETACHED HOME
- GARAGE
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- SPACIOUS GARDEN
- DRIVEWAY

New Church Road, Boldmere, Sutton Coldfield, B73 5RP

Offers Over £425,000



## Property Description

Located in a desirable area with excellent public transport links and local amenities, this neutrally decorated link detached property is now available for sale. Ideal for families and couples alike, this home offers a comfortable living space with two reception rooms, perfect for relaxing or entertaining guests. The property comprises three bedrooms, including a spacious master bedroom filled with natural light, providing a peaceful retreat. Additionally, there is a family bathroom and a spacious kitchen, ensuring convenience and functionality for every day living. Benefitting from a garage and a driveway, this home offers ample space for vehicles and storage. The quiet surroundings add to the peaceful ambiance of the property, creating a tranquil environment to call home.

Whether you are looking to upsize for your growing family or seeking a cozy home for you and your partner, this property offers a blend of comfort and practicality. Don't miss the opportunity to make this charming house your own.

**ENTRANCE HALL** 15' 5" x 5' 11" (4.7m x 1.8m) Carpeted and providing access to the kitchen, both reception rooms and stairs leading off.

**DINING ROOM** 14' 11" x 11' 10" (4.55m x 3.61m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**LIVING ROOM** 17' 3" x 11' 5" (5.26m x 3.48m) Carpeted and having double glazed window, double glazed French door, radiator, ceiling light and power points.

**KITCHEN** 13' 11" x 11' (4.24m x 3.35m) Carpeted and having a range of wall and base units, double glazed window, double glazed French door, cooker, gas hob, ceiling light and power points.

**LANDING** Providing access to all three bedrooms and bathroom.

**BEDROOM ONE** 15' 7" x 10' 11" (4.75m x 3.33m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**BEDROOM TWO** 14' 6" x 10' 11" (4.42m x 3.33m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 9' x 7' 1" (2.74m x 2.16m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 8' 10" x 7' (2.69m x 2.13m) Carpeted and having double glazed window, wash basin, walk in shower, bath and ceiling light.

**SEPERATE WC** Having a low level wc and double glazed window.

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 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 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

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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