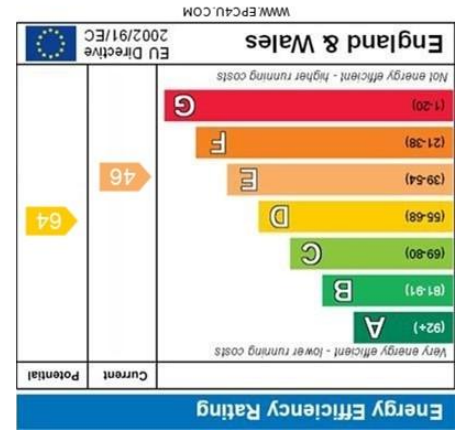


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 133.3 sq. metres (1434.8 sq. feet)



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 DETACHED HOME
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO SUTTON PARK
- GREAT TRANSPORT LINKS

Morven Road, Boldmere, Sutton Coldfield, B73 6NE

Offers Over £525,000



## Property Description

Presenting for sale, an immaculate, detached property, perfectly suited for families and couples alike. The strategic location of the property provides convenient access to public transport links, nearby schools, and local amenities, while still offering quiet surroundings. This impressive property boasts three bedrooms – the spacious master bedroom is a haven of tranquillity and comfort, equipped with built-in wardrobes, offering ample storage. The second bedroom also features built-in wardrobes and can comfortably accommodate a double bed. The property further benefits from two well-appointed reception rooms, providing ample space for entertaining and relaxation. The modern kitchen is designed to cater to all your culinary needs. In addition to the internal features, the property also enjoys some unique external features. A garage offers secure parking and additional storage space, while the driveway provides additional room for vehicles. The garden is a delightful addition, providing an excellent space for outdoor relaxation. This property truly stands out due to its condition, location, and the unique features it offers. It presents a wonderful opportunity for those seeking a home that combines convenience, tranquillity, and space. With its carefully considered layout and excellent condition, this property is a dream come true for any prospective homeowner. Whether for a family needing space to grow or a couple seeking a serene retreat, this property caters to all needs.

Please give us a call now to book your viewing!

PORCH Providing access to entrance hall.

ENTRANCE HALL 15' 11" x 5' 10" (4.85m x 1.78m) Providing access to lounge, downstairs wc, kitchen and stairs leading off.

LOUNGE 15' 10" x 11' 5" (4.83m x 3.48m) Carpeted and having double glazed window, radiator, ceiling light and power points.

DINING ROOM 9' 11" x 11' 4" (3.02m x 3.45m) Carpeted and having double glazed sliding doors to garden, radiator, ceiling light and power points.

KITCHEN 9' 8" x 10' 11" (2.95m x 3.33m) Having vinyl flooring, a range of wall and base units, cooker, microwave, dishwasher, sink, double glazed window, ceiling light and power points.

UTILITY 9' 11" x 5' 11" (3.02m x 1.8m) Having double glazed window, double glazed French door, ceiling light and power points.

DOWNSTAIRS WC 2' 11" x 7' 10" (0.89m x 2.39m) Having vinyl flooring, double glazed window, low level wc, wash basin and ceiling light.

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 13' 11" x 11' 5" (4.24m x 3.48m) Carpeted and having double glazed window, built in storage, radiator, ceiling light and power points.

BEDROOM TWO 9' 10" x 11' 5" (3m x 3.48m) Carpeted and having double glazed window, built in storage, radiator, ceiling light and power points.

BEDROOM THREE 8' 9" x 14' 2" (2.67m x 4.32m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 7" x 10' 10" (2.01m x 3.3m) Having vinyl flooring, double glazed window, bath, walk in shower, wash basin, heated towel rail and ceiling light.

SEPERATE WC 2' 11" x 5' 8" (0.89m x 1.73m) Having double glazed window, low level wc and ceiling light.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Hi highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 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 - Virgin Media, Openreach

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