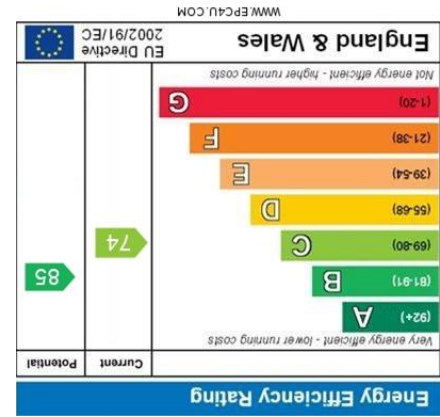


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- GARAGE

Braemar Road, Boldmere, Sutton Coldfield, B73 6LN

£490,000





## Property Description

This well presented detached three bedroom family home, is situated in the highly sought after Boldmere area. The home encompasses three bedrooms, one bathroom, two reception rooms, and a single kitchen, forming an excellent canvas for those seeking to inject their personal style into their next home. The property is ideally located and benefits from a wealth of public transport links, offering easy access for commuting. For families, the proximity to local schools is a significant asset, offering peace of mind for the everyday school run. Moreover, the surrounding local amenities ensure that everything you need is within reach, from groceries to leisure activities. Despite its convenient location, it resides in a quiet area, providing a tranquil retreat away from the hustle and bustle of city life. One of the unique features of this property is the garage and its driveway providing off road parking for multiple vehicles, a sought-after commodity for homeowners. It also boasts a garden, offering a private outside space for relaxation or outdoor entertaining. The first bedroom is a spacious master bedroom, complete with built-in wardrobes, providing ample storage space to keep the room clutter-free. The other two bedrooms offer flexibility in usage, whether as guest rooms, a home office, or a children's room. This property is perfect for families and couples alike, providing a fantastic opportunity to create a home that truly reflects your style.

Please call us now to book your viewing!

**ENTRANCE HALL** 15' 5" x 4' 10" (4.7m x 1.47m) Providing access to living room, downstairs wc, and kitchen with stairs leading off.

**LIVING ROOM** 16' 8" x 11' 5" (5.08m x 3.48m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**DINING ROOM** 10' 1" x 11' 5" (3.07m x 3.48m) Carpeted and having double glazed sliding doors, radiator, ceiling light and power points.

**KITCHEN** 9' 10" x 10' (3m x 3.05m) Having double glazed window, a range of wall and base units, ceiling light and power points.

**UTILITY** 10' 2" x 5' 11" (3.1m x 1.8m)

**DOWNSTAIRS WC** 2' 11" x 7' 10" (0.89m x 2.39m)

**LANDING** 14' 1" x 11' 5" (4.29m x 3.48m) Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 14' 1 min" x 11' 5" (4.29m x 3.48m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 8' 11" x 13' 2" (2.72m x 4.01m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 9' 11" x 11' 5" (3.02m x 3.48m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 7' 8" x 6' 5" (2.34m x 1.96m) Having double glazed window, walk in shower, wash basin, radiator and ceiling light.

**SEPERATE WC** 3' x 5' (0.91m x 1.52m) Having double glazed window, low level wc and ceiling light.

**GARAGE** Unmeasured  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**AGENTS NOTE** We have been informed by the vendor the Bosch combi boiler is two years old and is located in the kitchen.

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 71 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 - Oepnreach, 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991