

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

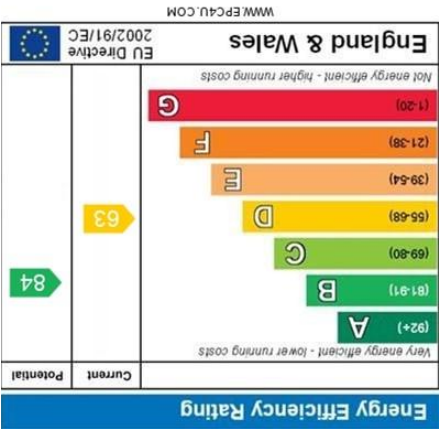
NOT TO SCALE: THIS IS AN APPROXIMATE
Total area: approx. 141.0 sq. metres (1517.5 sq. feet)
Plan provided using Planit.



LEGAL READY

"How does this help me?"
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- SOUGHT AFTER LOCATION
- FOUR BEDROOM DETACHED
- DOWNSTAIRS SHOWER
- WOW KITCHEN
- TWO RECEPTION ROOMS
- BAY WINDOW TO FRONT



Beacon Road, Boldmere, Sutton Coldfield, B73 5ST

£550,000



Property Description

Stunning Detached property for sale in one of the most sought after locations. The house is well presented, resonating with an inviting charm that is complemented by its unique features namely the stain glass door and windows on entry. It offers ample space with four bedrooms, two reception rooms, and a well-equipped kitchen offering that WOW factor.

The bedrooms are all doubles, with the master bedroom boasting built-in wardrobes and abundant natural light. The other three bedrooms are also generously sized, two of which benefit from plenty of natural light.

The two reception rooms are distinct in character. The first reception room features large windows with a view and direct access to the beautifully maintained garden, while the second room is graced with a classic bay window, allowing for ample sunlight to fill the room.

The kitchen is a highlight of the property. Recently refurbished, it is designed with a kitchen island and modern appliances. The granite countertops add an elegant touch, while the utility room adds to the practicality of the space, also benefitting from downstairs shower.

The exterior of the property is just as impressive, with off-street parking available and a well-tended garden to enjoy. Original wood flooring throughout the hall adds a sense of charm and character.

Located with excellent public transport links and with several schools in close proximity, this property is perfect for families and couples alike. The local area boasts a strong community feel, nearby parks, walking routes, and local amenities, ensuring everything you need is within reach. This property is a true gem in the heart of a bustling community. Call Green and Company now to arrange your viewing.

Approached via block paved driveway suitable for multiple vehicles, benefitting from lawn area to front and entering porchway with stain glass front door and windows allowing access to:-

HALL With original wood flooring, staircase with original wood panelling, downstairs WC, radiator, feature lighting and wood doors with stain glass effect to lounge, dining and kitchen.

LOUNGE 17'4" x 11'8" (5.28m x 3.56m) Offering natural light with window to rear and door to access garden, wall lights, radiator, wood surround to feature fireplace, purpose built bifold doors to dining room.

DINING ROOM 16'5" x 10'10" (5m x 3.3m) With bay window to front, blinds, lighting and radiator.

KITCHEN 13'1" x 12'7" (3.99m x 3.84m) Having that WOW factor with recently refitted modern style units, granite worktops, island with pop up socket, induction hob, feature pop up extractor fan, pendant lighting, integrated double oven with plate warmer, microwave oven, integrated dishwasher, full larder fridge, pantry cupboard, feature radiator, pull out bin, instant hot water tap, spotlighting, all appliances are NEFF in kitchen, tiled flooring, window to rear, door to side access and door to utility.

UTILITY 8'4" x 7'2" (2.54m x 2.18m) With tiled floor, sink, plumbing for washing machine, window to side, worktop and units, spotlights, tiled splash back and door to:-

SHOWER 5'7" x 2'10" (1.7m x 0.86m) With walk in shower room with tiled walls, wet room flooring, spotlighting, and electric shower.

WC Off hall doubles up as cloak cupboard for coats and shoes and benefits from, back to wall WC, vanity sink, tiled flooring and half tiled wall.

FIRST FLOOR With doors to bedrooms, bathroom, WC and benefits from original stain glass window to side.

BEDROOM ONE 16'9" x 11'7" (5.11m x 3.53m) Spacious room with natural light and fitted wardrobes, radiator, feature light and wonderful feature fireplace.

BEDROOM TWO 16'6" x 10'10" (5.03m x 3.3m) Offering laminate flooring, radiator and bay window to front.

BEDROOM THREE 12'11" x 7'6" (3.94m x 2.29m) Benefitting window to front and rear, laminate flooring and four way spotlight.

BEDROOM FOUR 9'3" x 7'9" (2.82m x 2.36m) Offering views over the garden to rear, radiator and laminate flooring.

BATHROOM Benefits from bath, sink, mixer shower, window to front, spotlights and half tiled walls.

WC With vinyl flooring, wood panelling and window to side.

GARAGE 7'5" x 7'4" (2.26m x 2.24m) Currently being used as store room with single and double doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a well tended mature garden which offers spacious relaxed living, with its sweeping path and well maintained lawn area bordered with a selection of plants and shrubbery, block paved patio area for those relaxing days and nights.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for EE, O2, Limited for Three, Vodafone and data available likely for EE, limited for Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 55Mbps. Highest available upload speed 15Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
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.

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