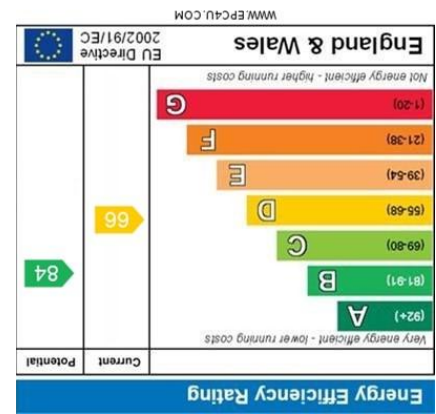


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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 TRADITIONAL TERRACE HOME
- LIVING/DINING ROOM
- KITCHEN
- CONSERVATORY
- CELLAR

Boldmere Road, Boldmere, Sutton Coldfield, B73 5UL

£400,000



Property Description

This neutrally decorated terraced property is currently listed for sale. The home is perfect for families or couples seeking a comfortable living environment in a prime location. The property boasts two spacious reception rooms, perfect for entertaining or enjoying a quiet evening at home. The heart of the home is undoubtedly the kitchen. With one well-equipped kitchen, this property offers plenty of cooking space, ideal for family meals or entertaining guests. You will also find three well-proportioned bedrooms, offering ample space for rest, relaxation and personalisation according to your taste. Complementing this is a spacious bathroom, well-designed to cater to your daily needs and a downstairs wc. The property also has a cellar. One of the unique features of this property is the driveway. No more worries about finding a parking space after a long day. You have your own dedicated space right at your doorstep. The location of this property is exceptionally convenient with easy access to public transport links, local amenities and nearby schools. This makes it an ideal choice for those who value convenience and accessibility in their daily lives.

In summary, this terraced property, with its neutral decor, convenient location, and functional features is a fantastic option for couples or families looking for a new place to call home. We invite you to come and view this property to fully appreciate what it has to offer.

PORCH 3' 8" x 3' 4" (1.12m x 1.02m)

ENTRANCE HALL 21' 3 max" x 5' 9 max" (6.48m x 1.75m) Providing access to living areas and stairs leading off.

LIVING/DINING ROOM 25' 1" x 12' 10 max" (7.65m x 3.91m) Having double glazed window to front, double glazed window to rear, double glazed French door to rear garden, radiator, ceiling light and power points.

KITCHEN 9' 11" x 9' 11" (3.02m x 3.02m) Having double glazed window, a range of wall and base units, cooker, fridge, freezer, gas hob, dishwasher, washing machine, ceiling light and power points.

CONSERVATORY 8' 7" x 10' (2.62m x 3.05m) Having double glazed windows, double glazed French door, ceiling light and power points.

WC 5' 3" x 3' 1" (1.6m x 0.94m)

LANDING Providing access to three bedrooms and family bathroom.

BEDROOM ONE 12' 2" x 14' 2" (3.71m x 4.32m) Having double glazed window to rear, radiator, wardrobe, ceiling light and power points.

BEDROOM TWO 12' x 12' 1" (3.66m x 3.68m) Having double glazed window to front, radiator, wardrobe, ceiling light and power points.

BEDROOM THREE 8' 10" x 7' 10" (2.69m x 2.39m) Having double glazed window to front, radiator, ceiling light and power points.

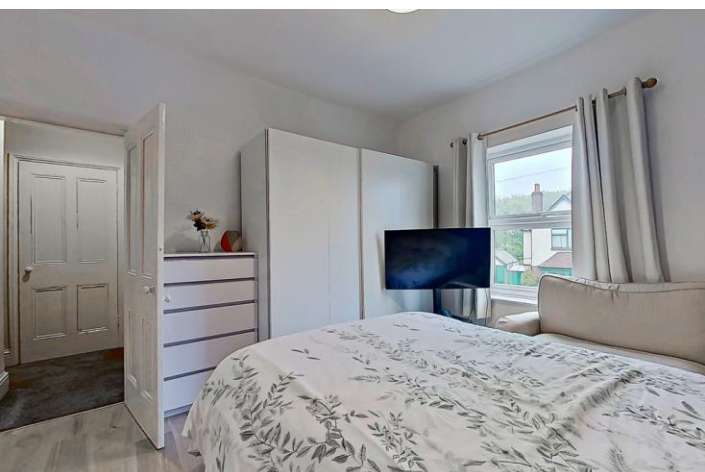
BATHROOM 9' 11" x 9' 10" (3.02m x 3m) Having double glazed window to rear, walk in shower, bath, heated towel rail, low level wc, wash basin and ceiling light.

CELLAR Unmeasured

Council Tax Band C - Birmingham City Council

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

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

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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