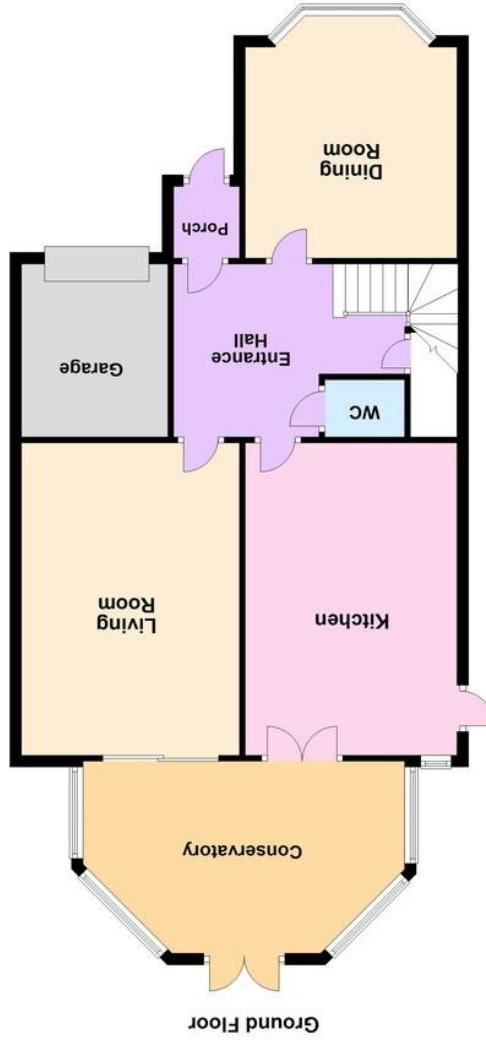
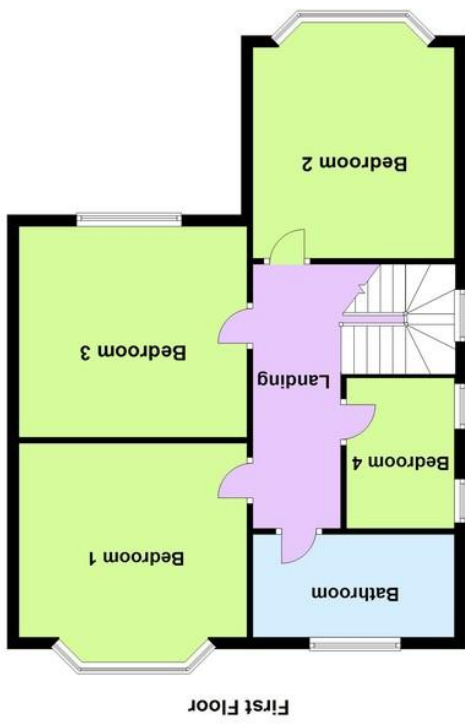


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FOUR BEDROOM SEMI DETACHED
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN

The Boulevard, Sutton Coldfield, B73 5JG

Offers over £550,000



Property Description

We are delighted to present for sale this charming semi-detached property, neutrally decorated throughout to suit all tastes. The property offers ample living space, with two reception rooms perfect for entertaining or relaxing. The home also boasts a well-appointed kitchen, making it an ideal hub for family meals and gatherings. The property presents four bedrooms, providing ample accommodation for a family or guests. There is also a family bathroom, which completes the living accommodation. One of the unique features of this property is its outside space. It benefits from a garage and a large driveway providing off road parking for multiple vehicles. The property is complemented by a beautiful garden, perfect for those who enjoy outdoor living and entertaining. The location of this home is one of its greatest assets. Situated in a quiet area, the property is conveniently located close to public transport links, making commuting a breeze. Families will appreciate the proximity to local schools and amenities, adding to the appeal of this fantastic home. In conclusion, this semi-detached property is ideal for families looking for a home that combines comfort, convenience, and practicality. The neutral decoration allows for easy personalisation, and the availability of outdoor spaces such as a garden and parking facilities further enhance its appeal. The location, close to schools and amenities, adds to the attractiveness of this property, making it a must-see for prospective buyers. Give us a call now to avoid disappointment!

ENTRANCE HALL 9' 10" x 16' 1 max" (3m x 4.9m) Providing access to living areas and stairs leading off.

DINING ROOM 15' 8 max" x 11' 5" (4.78m x 3.48m) Having bay window to front, radiator, ceiling light and power points.

LIVING ROOM 17' 8" x 12' 4" (5.38m x 3.76m) Having sliding doors providing access to conservatory, radiator, ceiling light and power points.

KITCHEN 18' 5" x 11' 11" (5.61m x 3.63m) Having a range of wall and base units, kitchen island, cooker, gas hob, radiator, ceiling light and power points.

CONSERVATORY 10' 11" x 18' 3" (3.33m x 5.56m)

LANDING Providing access to all four bedrooms and family bathroom.

BEDROOM ONE 14' 8 max" x 12' 3" (4.47m x 3.73m) Having bay window to rear, radiator, ceiling light and power points.

BEDROOM TWO 11' 11" x 11' 5" (3.63m x 3.48m) Having bay window to front, radiator, ceiling light and power points.

BEDROOM THREE 12' x 12' 11" (3.66m x 3.94m) Having window to front, radiator, ceiling light and power points.

BEDROOM FOUR 8' 4" x 6' 2" (2.54m x 1.88m) Having two windows to side, radiator, ceiling light and power points.

BATHROOM 5' 10" x 11' 8" (1.78m x 3.56m) Having window to rear, bath, walk in shower, low level wc, wash basin, heated towel rail 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)

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, limited for 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 43 Mbps. Highest available upload speed 9 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.

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