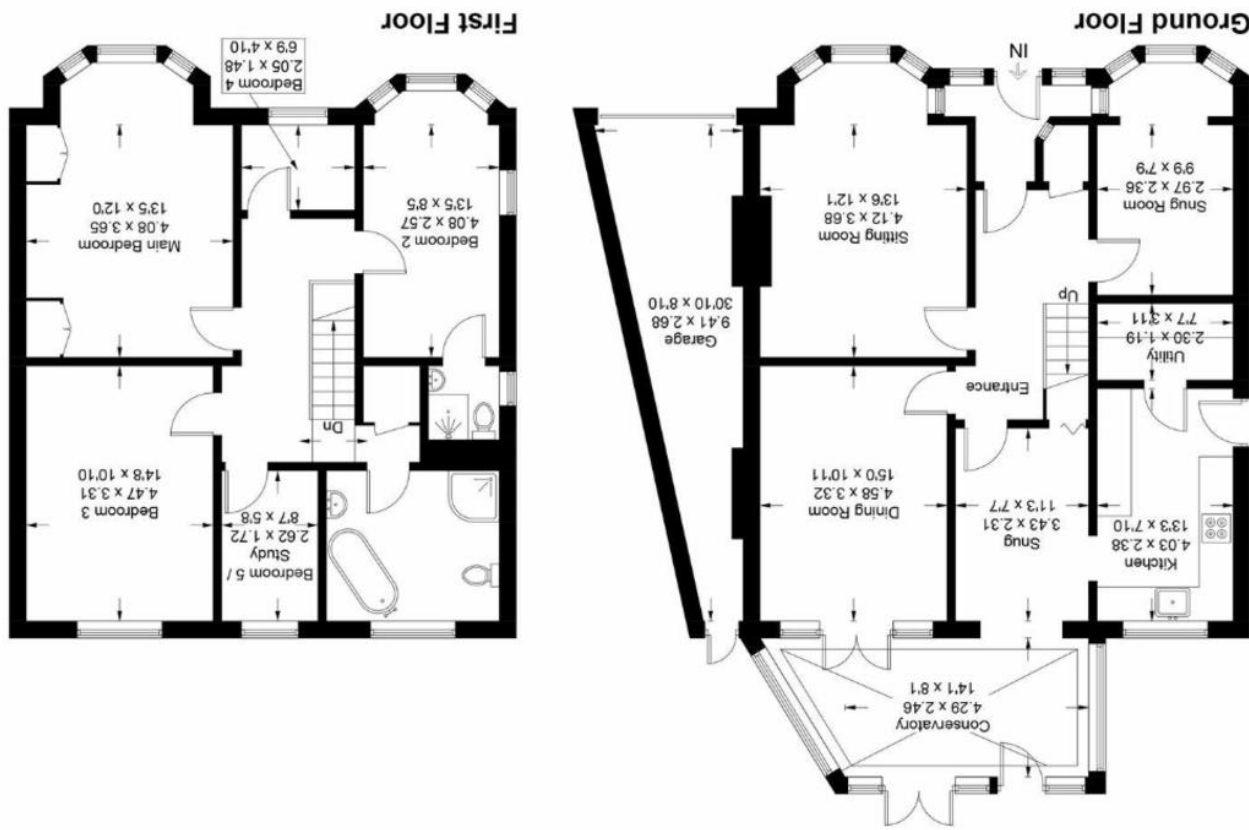
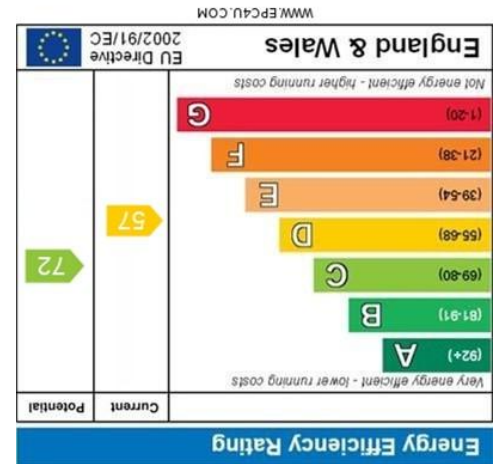


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**83 Halton Road, B73 6NU**  
 Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 185.6 sq m / 1997 sq ft

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 Conveyer.



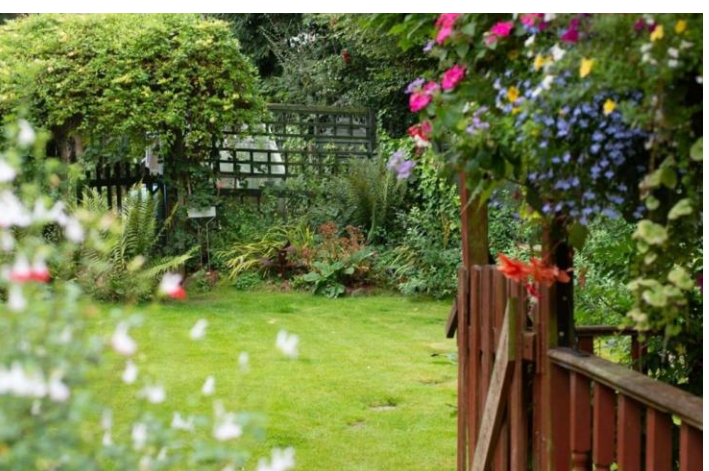
Boldmere | 0121 321 3991



- FIVE BEDROOM DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING
- LOVELY GARDEN

Halton Road, Boldmere, Sutton Coldfield, B73 6NU

Offers over £700,000



## Property Description

This impressive detached property is now on the market for sale, offering an abundance of appealing features that make it perfect for families. The house is neutrally decorated throughout, providing a serene and welcoming environment ready for you to add your personal touch. The property boasts an impressive five bedrooms, offering plenty of space for a large family or for accommodating guests. The heart of the home is the generous kitchen, perfect for preparing meals and entertaining. Furthermore, the property features three separate reception rooms, offering ample space for relaxation, socialising, and family time. One of the unique features of this property is the spacious garage, providing added storage space. The property also enjoys a private garden, offering a tranquil space for outdoor relaxation and entertainment. Location-wise, the property is ideally situated with several public transport links nearby, making commuting or travelling a breeze. Schools are just a short distance away, making it ideal for families. Local amenities are within easy reach, adding to the convenience of everyday living. Furthermore, the property is close to Sutton Park, providing a great place for recreation and leisure activities.

In summary, this is a fantastic opportunity to acquire a family home that combines space, convenience, and a prime location. Give us a call now to book your viewing!

**SNUG ROOM 9' 9" x 7' 9" (2.97m x 2.36m)** Having double glazed window to front, radiator, ceiling light and power points.

**SITTING ROOM 13' 6" x 12' 1" (4.11m x 3.68m)** Having double glazed window to front, radiator, ceiling light and power points.

**DINING ROOM 15' x 10' 11" (4.57m x 3.33m)** Having French doors to conservatory, radiator, ceiling light and power points.

**SNUG 11' 3" x 7' 7" (3.43m x 2.31m)** Having openings to conservatory and kitchen, radiator, ceiling light and power points.

**KITCHEN 13' 3" x 7' 10" (4.04m x 2.39m)** Having a range of wall and base units, double glazed window, cooker, gas hob, ceiling light and power points.

**UTILITY ROOM 7' 7" x 3' 11" (2.31m x 1.19m)**

**CONSERVATORY 14' 1" x 8' 1" (4.29m x 2.46m)**

**GARAGE 30' 10" x 8' 10" (9.4m x 2.69m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 13' 5" x 12' (4.09m x 3.66m)** Having fitted wardrobes, double glazed bay window to front, radiator, ceiling light and power points.

**BEDROOM TWO 13' 5" x 8' 5" (4.09m x 2.57m)** Having double glazed bay window to front, radiator, ceiling light and power points.

**EN SUITE** Having walk in shower, low level wc, wash basin and ceiling light.

**BEDROOM THREE 14' 8" x 10' 10" (4.47m x 3.3m)** Having double glazed window to rear, radiator, ceiling light and power points.

**BEDROOM FOUR 6' 9" x 4' 10" (2.06m x 1.47m)** Having double glazed window to front, radiator, ceiling light and power points.

**BEDROOM FIVE 8' 7" x 5' 8" (2.62m x 1.73m)** Having double glazed window to rear, radiator, ceiling light and power points.

**BATHROOM** Having double glazed window to rear, bath, walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 70 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.

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