



Boundary Road
, Sutton Coldfield, B74 2JH

Offers In Excess Of £195,000

Property Features

- Popular Development In The Heart Of Streetly
- Ground Floor Maisonette
- Through Hallway
- Well-Appointed Kitchen
- Lounge Area
- Three Well-Proportioned Bedrooms
- Family Bathroom
- Rear and Fore Garden
- Double Driveway
- Internal Viewing Recommended

Full Description

Nestled within a popular development in the heart of Streetly, Sutton Coldfield, this delightful ground-floor maisonette offers the perfect blend of comfort, space, and convenience.

THE FORE

Approached via a double driveway, the property is complemented by an adjacent fore garden and a path to a shared courtyard that leads to the private front entrance and rear entrance gate.

ACCOMMODATION

Inside, the welcoming through hallway connects all areas of the home. The well-appointed kitchen, overlooking the front aspect, features matching wall and base units, ample work surfaces, and dedicated spaces for appliances – ideal for culinary enthusiasts. Adjacent to the kitchen is a generously sized living area, bathed in natural light, with plentiful space for relaxing and entertaining.

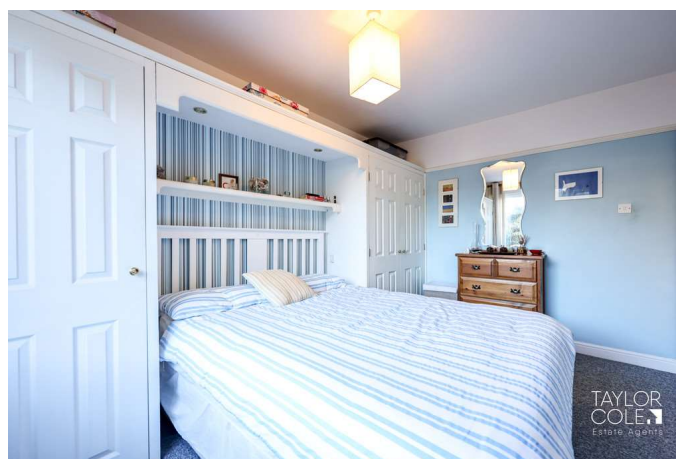
To the rear, the property boasts three well-proportioned bedrooms. The third bedroom, currently utilized as a versatile sitting room or home office, adds flexibility to suit your lifestyle needs.

LIVING ROOM

14' 0" x 13' 4" (4.27m x 4.06m)

FITTED KITCHEN

10' 4" x 10' 4" (3.15m x 3.15m)



BEDROOM ONE

13' 0" x 9' 1" (3.96m x 2.77m)

BEDROOM TWO

8' 5" x 10' 5" (2.57m x 3.18m)

BEDROOM THREE / SITTING ROOM

9' 5" x 6' 6" (2.87m x 1.98m)

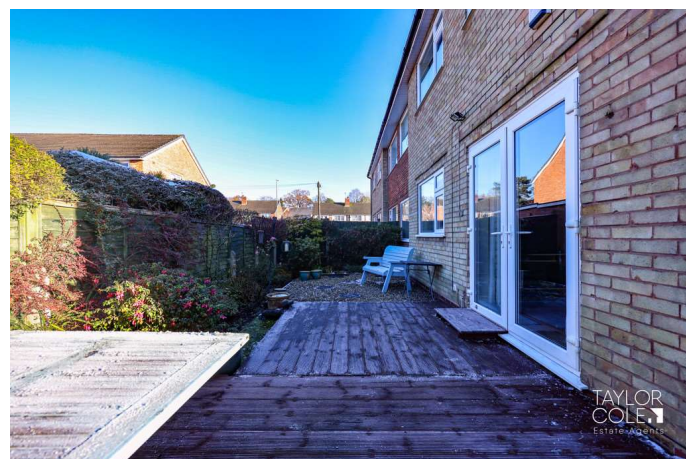
BATHROOM

5' 4" x 8' 0" (1.63m x 2.44m)

REAR GARDEN

The rear garden offers a serene outdoor escape, featuring ample seating areas and beautifully maintained borders – perfect for alfresco dining or unwinding after a busy day.

This maisonette, set within a vibrant community, combines practical living with an enviable location close to local amenities, transport links, and green spaces, making it an ideal choice for professionals, downsizers, or investors alike.



ANTI MONEY LAUNDERING

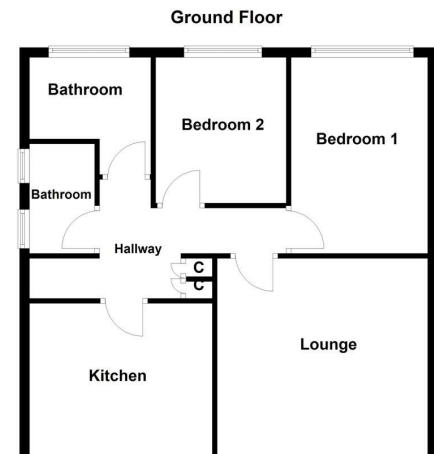
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with an annual ground rent of approximately £250 and approximately 115 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements