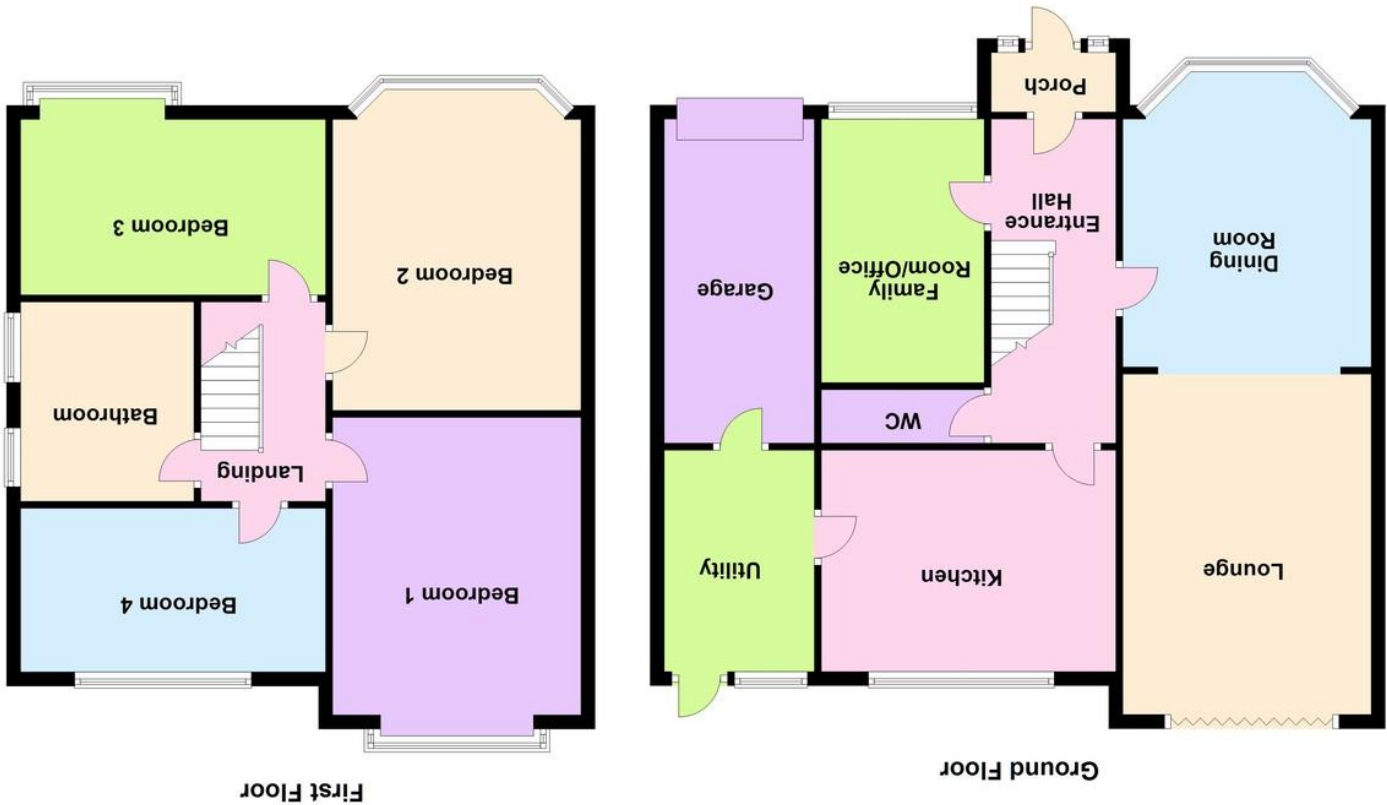
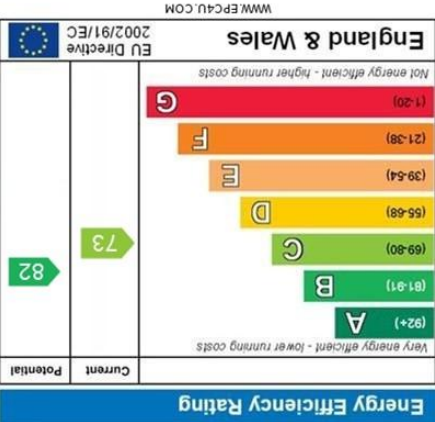


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES



Antrobus Road, Boldmere, Sutton Coldfield,
 B73 5EL

£550,000



Property Description

** We are delighted to present this impressive detached property for sale. In immaculate condition, this property boasts a generous offering of living spaces, including four bedrooms, two bathrooms, three reception rooms, and a well-appointed kitchen. The house is an epitome of elegance, designed to provide a comfortable and practical living environment. The three spacious reception rooms promise plenty of room for entertaining and relaxation. The property's kitchen is a testament to functionality without compromising on style. Furthermore, the four bedrooms ensure ample accommodation for a growing family or for those requiring additional space. The two bathrooms offer a sense of luxury and convenience, further enhancing the property's appeal. The property also features unique characteristics such as a large driveway, a single garage, and a well-maintained garden, enhancing its charm and functionality. Situated in a desirable location, the property benefits from excellent public transport links, making commuting effortless. Equally noteworthy is the property's proximity to quality schools, making it an ideal choice for families. Local amenities are within a stone's throw, adding to the convenience.

This property stands as a perfect blend of style, space, and location, catering perfectly to the needs of families. With its unique features and excellent location, this immaculate, detached property is a fantastic opportunity not to be missed.

ENTRANCE HALL 15' 3" x 5' 10" (4.65m x 1.78m) Providing access to living areas with stairs leading off.

DINING ROOM 15' 5 max" x 11' 8" (4.7m x 3.56m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

LOUNGE 16' x 11' 8" (4.88m x 3.56m) Carpeted and having double glazed bi-folding doors, radiator, ceiling light and power points.

FAMILY ROOM/OFFICE 13' 1" x 7' 8" (3.99m x 2.34m) Carpeted and having double glazed window, radiator, ceiling light and power points.

KITCHEN 10' 5" x 14' 8" (3.18m x 4.47m) Having a range of wall and base units, double glazed window, ceiling light and power points.

UTILITY 11' 3" x 7' 1" (3.43m x 2.16m)

WC/SHOWER ROOM 2' 10" x 8' 3" (0.86m x 2.51m) Having walk in shower, low level wc, wash basin and ceiling light.

LANDING Providing access to four bedrooms and family bathroom.

BEDROOM ONE 16' 8 max" x 11' 9" (5.08m x 3.58m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 15' 2 max" x 11' 9" (4.62m x 3.58m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 8' 3" x 14' 4" (2.51m x 4.37m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM FOUR 7' 7" x 14' 5" (2.31m x 4.39m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 9' 4" x 8' 1" (2.84m x 2.46m) Having bath, walk in shower, low level wc, wash basin, heated towel rail, two double glazed windows and ceiling light.

GARAGE 14' 7" x 7' 3" (4.44m x 2.21m) (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

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 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