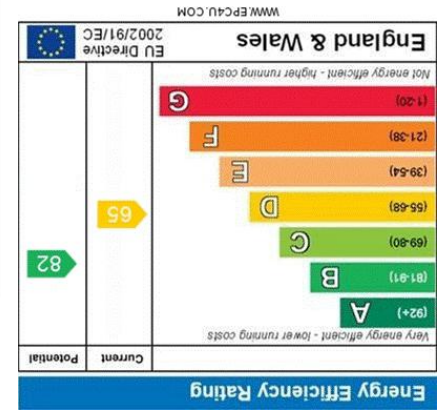


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SPACIOUS DRIVEWAY

Melrose Avenue, Boldmere, Sutton Coldfield, B73 6NT

£425,000



Property Description

This is a wonderful three bedroom semi detached home. Ideally located close to Boldmere High Street, Sutton Park and The Royal Town of Sutton Coldfield. The interiors are beautifully presented and includes the following, enclosed porch, entrance hall, dining room, lovely generous lounge leading to a superb heated conservatory, modern styled breakfast kitchen with a range of high gloss units, guests cloakroom and utility that opens into the garage. To the first floor are three bedrooms (two with built in wardrobes) and an extended bathroom with white suite and linen cupboard. Outside is a wide fore garden offering multiple parking space and access to garage and additional side parking area suitable for car, caravan or boat via double gates. To the rear is a well maintained garden with brick blocked patio to fore and side, lawn with planted borders and further garden area to far rear. Viewing is absolutely essential to get a feel for this property and appreciate all that it has to offer.

ENTRANCE HALL Providing access to living areas and stairs leading off.

DINING ROOM 10' 8 max" x 12' 3" (3.25m x 3.73m) Carpeted, double glazed bay window to front, radiator, ceiling light and power points.

LIVING ROOM 17' 8" x 11' 4" (5.38m x 3.45m) Carpeted, double glazed French doors to conservatory, radiator, ceiling light and power points.

SUN ROOM 12' x 14' 6" (3.66m x 4.42m) Having double glazed windows to rear and side, double glazed French doors to back garden.

KITCHEN 11' 1 max" x 16' 8 max" (3.38m x 5.08m) Having a range of wall and base units, double glazed window to rear, double glazed French doors to rear garden, ceiling light and power points.

GUEST WC Having low level wc, wash basin, radiator and ceiling light.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 14' 9" x 9 min' 0" (4.5m x 2.74m) Carpeted, double glazed bay window to rear, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 14' 2 max" x 9' 1 min" (4.32m x 2.77m) Carpeted, double glazed window to front, fitted wardrobes, ceiling light, radiator and power points.

BEDROOM THREE 6' 6" x 6' 9" (1.98m x 2.06m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM Having bath, separate walk-in shower, low level wc, wash basin, radiator and ceiling light.

GARAGE 9' 5" x 16' 11" (2.87m x 5.16m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham

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 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 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.

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