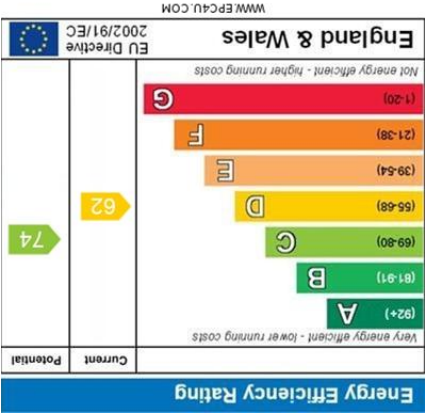


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



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- THREE BEDROOMS
- SEMI DETACHED
- POPULAR LOCATION
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN



Kinton Road, Boldmere, Sutton Coldfield, B73 5DN

£475,000



Property Description

Discover this stunning 3-bedroom semi-detached home nestled in the desirable Kineton area of Sutton Coldfield, B73 5DN. This beautiful residence boasts a modern bathroom and an extended, sleek kitchen/dining area perfect for family living and entertaining guests. The spacious lounge offers a cosy yet stylish retreat, complemented by a convenient downstairs toilet and utility room.

Step outside into the large, well-maintained garden-ideal for outdoor gatherings, relaxation, and play. The property also features a driveway, providing ample parking, as well as a garage for additional storage or potential customisation.

With its contemporary upgrades, generous space, and fantastic location, this house truly has it all. Don't miss the chance to make this wonderful home yours-schedule a viewing today and explore all the incredible possibilities that await!

OUTSIDE To the front is a paved driveway with off road parking for multiple vehicles, garage, double glazed door into:-

PORCH Tiled floor, light, wooden door with frosted glass into hall.

HALLWAY Carpeted, stairs to first floor, radiator, under stairs storage, pantry, door to:-

DINING ROOM 13' 2" x 15' 0" (4.01m x 4.57m) Double glazed bay window, fireplace and radiator.

REAR LOUNGE 13' 1" x 16' 1" (3.99m x 4.9m) Fireplace, double glazed bay window with door onto patio, radiator.

KITCHEN DINER 11' 3" x 24' 4" (3.43m x 7.42m) Carpeted, door out to utility, kitchen area having radiator, door out to garden, connecting window, window over patio, Cookmaster Leisure electric five ring hob with hot plate, space for double fridge/freezer, door out to utility.

UTILITY ROOM 6' 6" x 13' 4" (1.98m x 4.06m) Having radiator, door to outside, boiler, space for washer dryer, sink, door into garage and door to:-

DOWNSTAIRS WC Radiator, wc, corner sink.

FIRST FLOOR LANDING Window overlooking to side, door into:-

BATHROOM 8' 0" x 8' 7" (2.44m x 2.62m) Tiled floor, shower cubicle with rainfall shower, radiator, heated towel rail, bath, two windows, toilet and sink.

BEDROOM ONE 13' 0" x 16' 7" (3.96m x 5.05m) Having radiator, bay window, carpeted.

BEDROOM TWO 10' 9" x 15' 4" (3.28m x 4.67m) Bay window, carpeted, radiator.

BEDROOM THREE 8' 0" x 8' 8" (2.44m x 2.64m) Carpeted, window and radiator.

REAR GARDEN Lawned area, patio and two sheds.

Council Tax Band D - Birmingham

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central heating
Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE - Good outdoor
O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 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?
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