



- Three good bedrooms
- Large well appointed white bathroom
- Spacious lounge opening to dining room
- Conservatory
- Fitted kitchen with integrated appliances
- Guest cloakroom/Wc & useful cellar
- Generous mature private rear garden
- Off road parking
- Set in the heart of Boldmere
- No Chain



**BOLDMERE ROAD, SUTTON COLDFIELD, B73 5UL - PRICE GUIDE £325,000**

This highly deceptively spacious, well proportioned, Freehold townhouse is set in the heart of Boldmere being just a short stroll from the main high street where you will find an abundance of shops, restaurants and cafés. Sutton Park with all its natural beauty is positioned within a few hundred meters radius as is Wylde Green Station, thus providing ease of access to the cross-city rail line. Well regarded schooling is set close by. The property offers gas central heating and Pvc double glazing (both where specified) and is enhanced further by having been much improved whilst retaining great charm and character. Briefly comprising, off road parking to fore, enclosed porch, deep reception hall, spacious front lounge opening to rear dining area, fitted kitchen with integrated appliances, conservatory, guest cloakroom/Wc. To the first floor there are three good bedrooms together with a large family bathroom. The property has a cellar and generous mature rear garden, all of which to fully appreciate we highly recommend internal inspection.

Set back from the roadway behind a block paved twin car driveway, access is gained to the property via a multi locking door having double glazed inset opening to

**FULL ENCLOSED PORCH:** part obscure glazed door to

**DEEP RECEPTION HALL:** radiator, wood laminate flooring

**LOUNGE:** 12'10" max x 12'01" min x 12'00: Pvc double glazed window to front, radiator, wood laminate flooring, open plan to

**DINING ROOM:** 12'02" X 10'05" max 9'05" min: Pvc double glazed window and French door to rear, double radiator, wood laminate flooring

**KITCHEN:** 11' max 10'01 min x 10'00: Pvc double glazed window to side, one and half bowl enamel sink unit having gloss white base units beneath, further fitted units to both base and wall level including drawers, integrated fridge/freezer and dishwasher, elevated electric oven having separate grill, stainless steel gas hob with matching splashback, rolled edge work surfaces, tiled floor

**CONSERVATORY:** 10'03" X 9'01": Pvc double glazed window to side and rear with French door to garden

**GUESTCLOAKROOM/WC:** Pvc double glazed obscure window to rear white low flushing Wc with matching vanity hand basin having base unit beneath

**STAIRS TO LANDING:** storage cupboard

**BEDROOM ONE:** 14'03" x 13'0" max 12'02" min: Pvc double glazed window to rear, radiator,

**BEDROOM TWO:** 12'01" max 11'0 min 12'00: Pvc double glazed window to front, radiator, wood laminate flooring

**BEDROOM THREE:** 9'0 x 7'10: Pvc double glazed window to front, radiator, wood laminate flooring

**FAMILY BATHROOM:** 10'0" x 10'00: Pvc double glazed obscure window to rear, matching well appointed white suite comprising free standing bath, wash hand basin, low flushing Wc, enclosed large shower cubicle with glazed splash screens, chrome ladder style radiator, tiled floor

**OUTSIDE:** paved patio area to a deep lawned rear garden having shaped borders with an abundance of shrubs and bushes, additionally featuring a high degree of privacy



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TENURE:

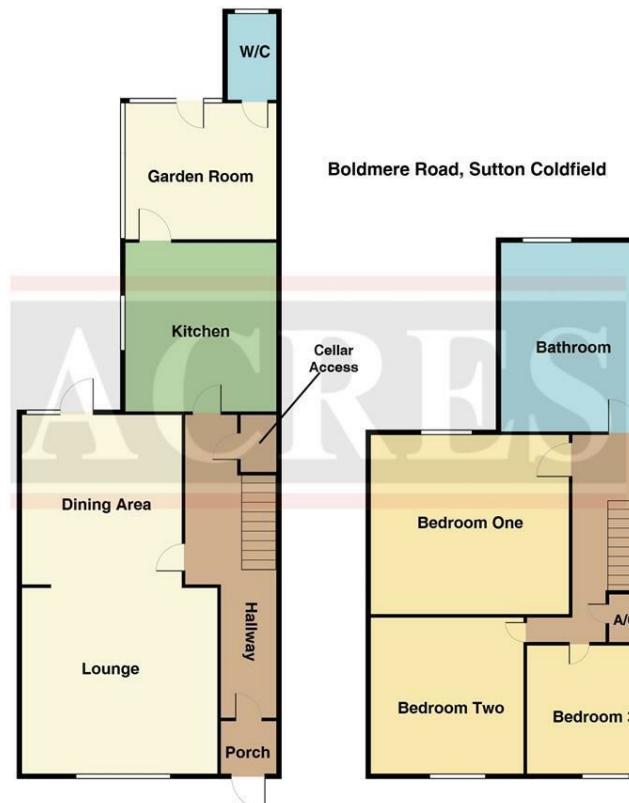
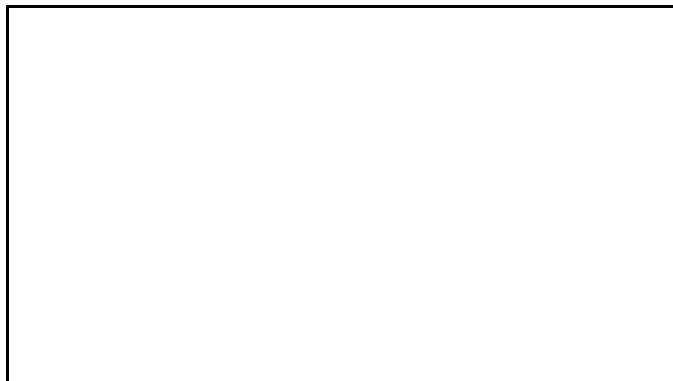
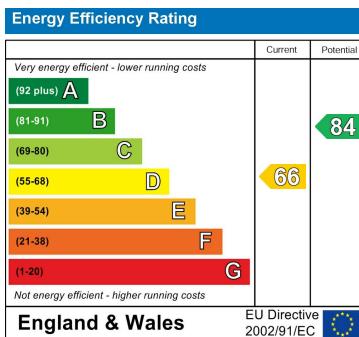
We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C

COUNCIL :

VIEWING:

Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.