

15 THE BOULEVARD
SUTTON COLDFIELD
B73 5JB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This four-bedroom detached home, is the perfect family haven, nestled in a highly desirable residential locale. Positioned in proximity to the conveniences of Boldmere and Wylde Green, it offers the ideal blend of comfortable living and accessibility to local amenities.

ACCOMMODATION

Ground Floor:

Entrance hallway

Lounge

Guest cloakroom

Kitchen/breakfast room

Utility room

First Floor:

Landing

Bedroom 4 with ensuite

Three further bedrooms

Family bathroom

Garden and Grounds:

Garage

Gravelled driveway with ample parking

Laid to lawn rear garden with patio area

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The Boulevard is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is less than a five-minute walk away from Wylde Green station with frequent services to Birmingham New Street and Lichfield, as well as within a short distance of the shopping centre at Wylde Green and opposite and close to Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park, and Chester Road train station.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf, and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Wylde Green Primary School, Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. The property is also near Highclare School Junior & Senior campuses. Tenants are advised to check with the council for up-to-date catchment areas.

Description of Property

As you step into the property via the porch you come into the hallway featuring a stained glass window at the front, accompanied by laminate flooring. The staircase with a spindle design gracefully leads to the first floor, while an under stairs storage cupboard adds functionality. This hallway also offers convenient access to all rooms, including the guest cloakroom furnished with a WC and sink.

On your right, is the lounge, boasting ample natural light and laminate flooring that flows seamlessly throughout.

Ahead of the entrance is the well-appointed fitted kitchen. It showcases the striking contrast between white quartz work surfaces and dark blue cabinetry. The kitchen is illuminated by Velux windows and bi-folding doors that open to the garden's patio area. A breakfast bar enhances the space's utility, and integrated appliances such as a dishwasher, electric oven, and hob with an extractor above, provide convenience. This culinary haven also features an area for formal dining and an additional

cosy seating area, perfect for quality family time.

Adjacent to the kitchen, the utility room is adorned with base units topped with quartz surfaces and provides practical space for a washing machine and tumble dryer.

Transitioning to the first floor, a landing adorned with a stained-glass window, a built-in storage cupboard, and loft access, serves as a central hub. From here, you'll access the bedrooms and the family bathroom.

Bedroom one stands out with its bay window and wood-effect panelling feature wall. Notably, it offers direct access to the family bathroom, which enhances convenience.

Bedrooms two and three, situated side by side, overlook the rear garden, each providing ample space for comfort.

At the end of the hallway, bedroom four enjoys a corner position, benefiting from its own ensuite shower room featuring a stylish waterfall effect shower, WC, and sink.

Completing the layout, the family bathroom boasts a pristine white suite with a panelled bath and shower above, a sink, a WC, and a chrome-effect heated towel rail.

Garden and Grounds

The property boasts a front gravel driveway, providing convenient off-road parking for multiple vehicles and granting access to the attached garage.

At the rear, a freshly laid lawn bordered by a protective fence offers a serene outdoor space. Additionally, a delightful patio area invites alfresco dining and leisure, perfect for enjoying quality time with family and friends.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn left at the 1st cross street onto Mill Street/A5127, slight right onto Lower Queen Street/A5127, at the roundabout take the 1st exit onto Birmingham Road/A5127, turn right onto Green Lanes, turn right onto The Boulevard and the property will be on your left.

Distances

Sutton Coldfield - 3.0 miles
Birmingham - 6.0 miles





Lichfield - 12.1 miles
 Birmingham International/NEC - 10.0 miles
 M6 (J6) - 5.7 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Terms

Local Authority: Birmingham City Council
 Tax Band: E
 EPC rating: D
 Broadband average area speed: 65 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

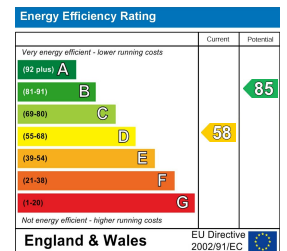
Services

We understand that mains water, gas and electricity are connected.

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the rental.

Photographs taken: August 2023
 Particulars prepared: August 2023



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