



 **NEWTON
FALLOWELL**

Boldmere Road,
Sutton Coldfield, West Midlands, B73 5LL
Offers Over £810,000



 **NEWTON
FALLOWELL**

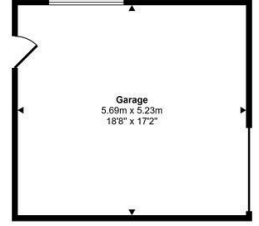
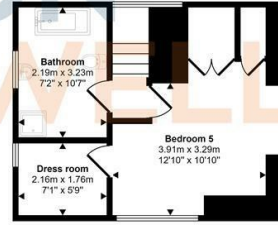
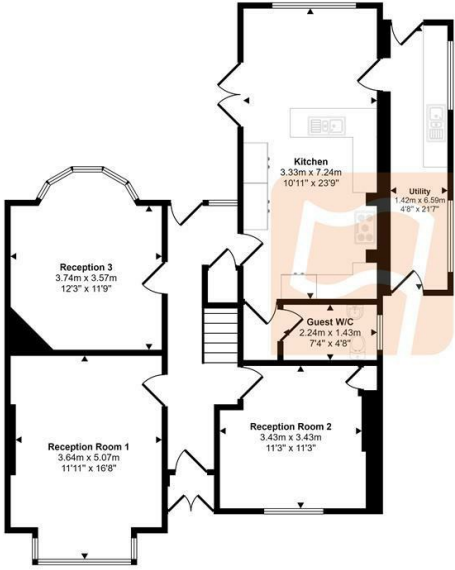
NEWTON FALLOWELL are delighted to market this stunning period detached five bedroom property in Sutton Coldfield. The property is situated in a popular location with nearby schools and transport links positioned a short walk from Boldmere High Street. This property boasts five spacious double bedrooms, three reception rooms and an extended kitchen/ diner. There is also two bathrooms along with a guest cloak, W/C and utility area. The property benefits from having a large rear garden and a driveway with access to a rear garage. This traditional property is one not to be missed. Check out the 360 tour and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



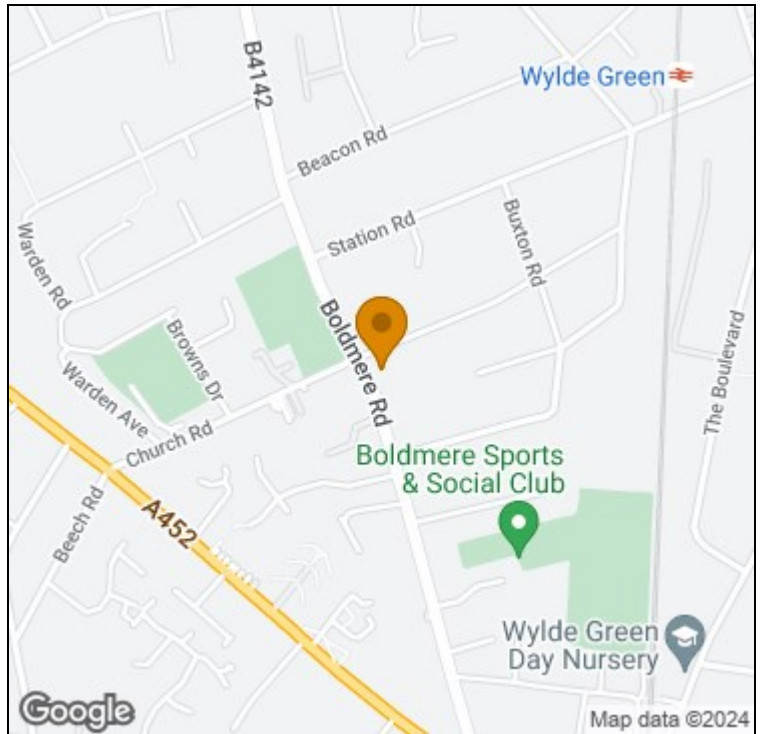
Approx Gross Internal Area
240 sq m / 2589 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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