

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



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Boldmere | 0121 321 3991



- A WELL PRESENTED EXTENDED SEMI DETACHED HOUSE
- EXTENDED LOUNGE AND SEPARATE DINING ROOM
- COMPREHENSIVELY FITTED KITCHEN
- FOUR BEDROOMS - ONE WITH EN-SUITE

Halton Road, Boldmere, Sutton Coldfield, B73 6NZ

£450,000



## Property Description

This well presented and superbly extended traditional style semi detached house is situated in this sought after location within Boldmere. Ideally situated for local amenities including the shops, bars and restaurants within Boldmere as well been within walking distance of 2400 acres nature reserve and parkland.

The accommodation briefly comprises: Welcoming reception hall, extended family lounge, separate dining room, comprehensively fitted kitchen, guest w.c., landing, four excellent bedrooms one with en-suite and a well appointed family bathroom. Outside the property is set back behind a fore garden and driveway giving access to the garage and to the rear is a good sized well maintained south facing rear garden. Internal viewing of this lovely property is highly recommended and in more detail the accommodation comprises:

**OUTSIDE** To the front the property is set back behind a multi vehicle driveway providing ample off road parking giving access to the garage and low maintenance shrub fore garden with walled perimeter.

**ENCLOSED PORCH** Being approached via opaque double glazed entrance door with matching side screens, tiled floor and wall light point.

**WELCOMING RECEPTION HALLWAY** Being approached via opaque glazed reception door with matching side screens, Karndean flooring, radiator, staircase with balustrade leading off to first floor accommodation, guest WC and doors leading off to lounge and dining room.

**GUEST WC** Having low flush WC and Karndean flooring.

**DINING ROOM** 16' 4" into bay x 10' 11" (4.98m x 3.33m) The focal point of the room is a fitted fire place with marble effect surround, fitted electric fire, coving to ceiling, radiator and walk-in double glazed bay window to front.

**EXTENDED FAMILY LOUNGE** 17' 10" x 14' 6" max and 9' 10" min (5.44m x 4.42m max and 2.99m min) The focal point of the room is a feature marble fire place with surround and hearth fitted with living flame gas fire, coving to ceiling, radiator, two walk-in bay windows to rear one with double glazed French doors giving access to rear garden and door through to kitchen.

**KITCHEN** 10' 3" x 7' (3.12m x 2.13m) Having a matching range of wall and base units with worktop surfaces over incorporating inset Halogen hob with extractor hood set in canopy over, built-in Neff double oven beneath, integrated dishwasher, integrated washing machine, integrated fridge, useful built-in storage cupboard, Karndean flooring, radiator, double glazed window to rear and opaque glazed door to covered side entry.

**COVERED SIDE ENTRY** 25' 6" x 3' 6" (7.77m x 1.07m) Having wall mounted gas central heating boiler and opaque double glazed windows to front and rear elevation.



**LANDING** Being approached via staircase with balustrade, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 16' 4" into bay x 10' 10" (4.98m x 3.3m) With walk-in double glazed bay window to front and radiator.

**BEDROOM TWO** 15' 1" x 10' 11" (4.6m x 3.33m) With double glazed window to rear, radiator and a range of fitted wardrobes.

**BEDROOM THREE** 10' 6" x 10' 4" (3.2m x 3.15m) With double glazed window overlooking rear garden, radiator and door leading through to en-suite shower room.

**EN-SUITE SHOWER ROOM** Being well appointed with a white suite comprising vanity wash hand basin with chrome mixer tap and cupboards and drawers beneath, low flush WC, part tiling to walls, tiled floor, enclosed double shower cubicle with mains fed shower over, chrome ladder heated towel rail, down lighting and opaque double glazed window to front elevation.

**BEDROOM FOUR** 10' x 8' 8" (3.05m x 2.64m) With double glazed window to front, radiator and useful built-in eves storage.

**FAMILY BATHROOM** Being well appointed with a white suite comprising panelled bath with electric shower over and fitted shower screen, vanity wash hand basin with chrome mixer tap and cupboards beneath, close coupled with low flush WC, full complementary tiling to walls, tiled floor, down lighting, radiator and opaque double glazed window to rear elevation.

**GARAGE** 14' 3" x 7' 10" (4.34m x 2.39m) With up and over door to front, light, power and pedestrian access door to covered side entry. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear there is a pleasant good sized South facing rear garden with a variety of mature shrubs and trees, neatly planted borders, shaped lawn, paved patio, fencing to perimeter, timber frame garden shed, external cold water tap and to the top of the garden there is a vegetable garden.

**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.

