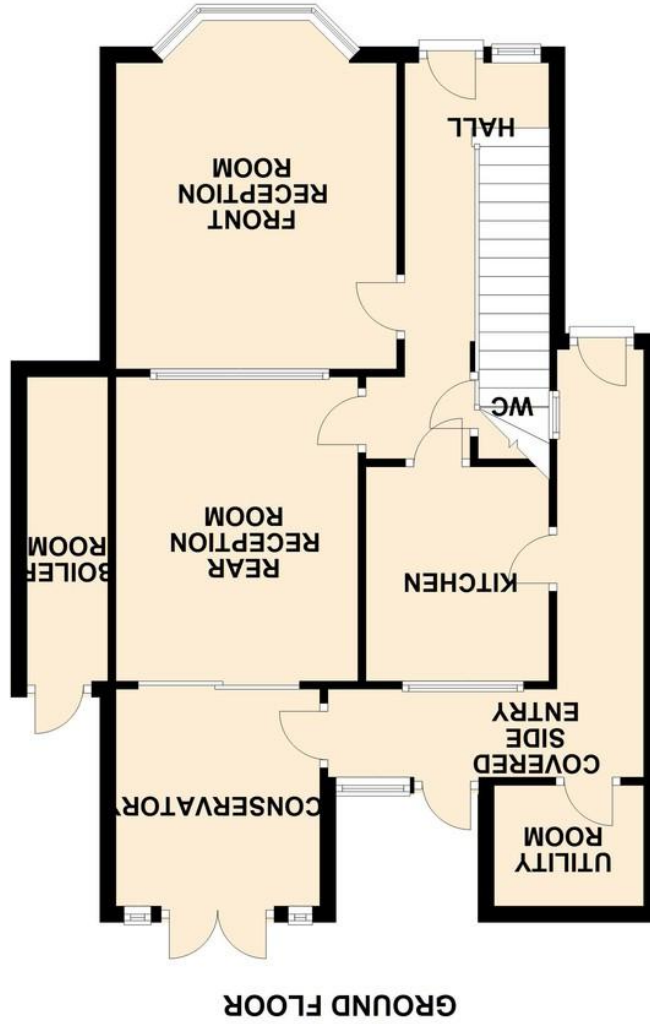
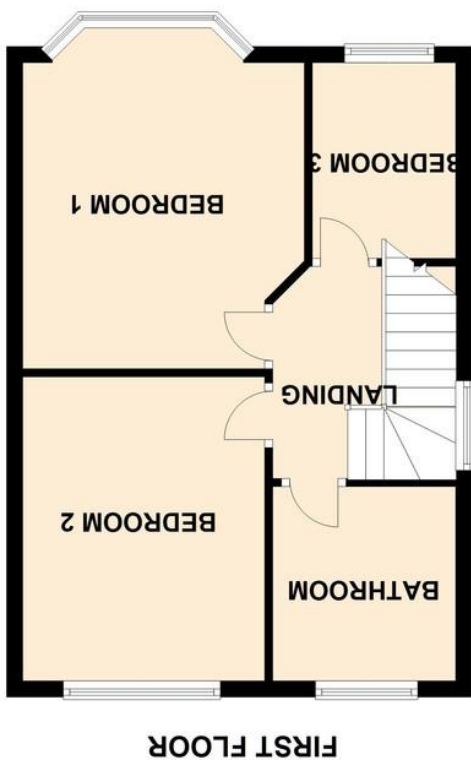


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
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.



Boldmere | 0121 321 3991



- A BEAUTIFULLY PRESENTED TRADITIONAL DETACHED
- TWO RECEPTION ROOMS AND CONSERVATORY
- MULTIFUNCTIONAL OUTBUILDING WITH ELECTRICAL SUPPLY
- THREE BEDROOMS
- LUXURY RE-APPOINTED FAMILY BATHROOM

Redacre Road, Boldmere, Sutton Coldfield, B73 5DX

Offers In Excess Of  
£375,000



## Property Description

This beautifully presented traditional detached house occupies this sought after road set in the heart of Boldmere conveniently situated within walking distance of the shops, bars and restaurants within Boldmere with public transport on hand and excellent schools in the vicinity including both Boldmere Infant and Junior School and St. Nicholas Catholic School.

The accommodation which has undergone many cosmetic improvements throughout briefly comprises:- Welcoming reception hall, two reception rooms, conservatory, fitted kitchen, utility room, landing three bedrooms and a luxury re-appointed family bathroom. Outside to the front the property is set back behind a fore garden and driveway and to the rear is a well maintained good sized secluded rear garden. Internal viewing of this lovely property is highly recommended and in more detail the accommodation comprises:

**OUTSIDE** To the front the property occupies a pleasant position on the road and is set back behind a Crete print block paved driveway, neat fore garden with walled perimeter and canopy porch with outside light.

**WELCOMING RECEPTION HALLWAY** Being approached via timber frame leaded effect entrance door with feature leaded stained glass window to side, feature tiled floor, meter cupboard, radiator, spindle staircase leading off to first floor accommodation and doors leading off to reception rooms, kitchen and guest cloakroom.

**GUEST CLOAKROOM** Being refitted with a white suite comprising vanity wash hand basin with chrome mixer tap, low flush WC and opaque glazed window to side.

**FRONT RECEPTION ROOM** 15' 3" into bay x 12' 1" (4.65m x 3.68m) The focal point of the room is a chimney breast with feature fire place with carved surround, back and hearth and fitted living flame gas fire, coving to ceiling, wood flooring, radiator and wak-in double glazed leaded effect bay window to front.

**REAR RECEPTION ROOM** 12' 5" x 10' 6" (3.78m x 3.2m) The focal point of the room is a chimney breast with feature inset cast iron wood burning stove with raised hearth, coving to ceiling, ceiling rose, wood flooring, radiator and double glazed sliding patio door leading through to conservatory.

**CONSERVATORY** 9' 5" x 8' 4" (2.87m x 2.54m) Having windows to side and rear elevation, glazed door leading through to covered entry and double doors leading out to rear garden.



**KITCHEN** 8' 9" x 7' 4" (2.67m x 2.24m) Having a range of wall and base units with solid wood worktop surfaces over with inset feature Belfast sink unit with chrome mixer tap and complementary brick effect tiled splash back surrounds, space for cooker, quarry tiled floor, space for fridge freezer, double glazed window to rear and opaque double glazed door giving access to covered side entry with matching side screen.

**COVERED SIDE ENTRY** 17' 7" max x 3' 5" min x 12' 10" max and 3' 4" min (5.36m x 1.04m x 3.91m and 1.01m) Having door to front, door to rear garden, door to conservatory and further door leading off to utility room.

**UTILITY ROOM** Having base units with worktop surfaces over incorporating inset sink unit with mixer tap, space and plumbing for washing machine, glazed window and door.

**FIRST FLOOR LANDING** Being approached via spindle staircase passing opaque double glazed window to side with access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 15' 2" into bay x 12' 4" max and 10' 7" min (4.62m x 3.76m and 3.22m) Having double glazed bay window to front and radiator.

**BEDROOM TWO** 12' 4" x 10' 5" (3.76m x 3.18m) With double glazed window overlooking rear garden and radiator.

**BEDROOM THREE** 7' 11" x 5' 10" (2.41m x 1.78m) With leaded double glazed window to front and radiator.

**FAMILY BATHROOM** Having been re-appointed with a four piece white suite comprising free standing roll top bath with clawed feet and feature free standing bath with mixer tap with shower attachment, pedestal wash hand basin with chrome mixer tap, low flush WC, half height wood panelling to walls, enclosed shower cubicle with mains rainwater shower over and shower attachment, two chrome ladder heated towel rails and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a beautifully maintained established garden with paved patio, security lighting, pedestrian access to boiler house, pathway leads to the top of the garden with neat lawned garden with an abundance of shrubs and trees and plants, fencing to perimeter, vegetable garden, wood log store, useful brick built outbuilding with electrical supply and log burner suitable for home office and gated rear vehicular access to the rear of the 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.

