

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.
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Boldmere | 0121 321 3991



- Traditional Semi-Detached
- Two Reception Rooms
- Family Bathroom
- Front and Rear Gardens
- Centrally Heated
- Three Bedrooms

Falstone Road, Boldmere, Sutton Coldfield, B73 6PJ

£400,000



Property Description

* DRAFT PARTICULARS - AWAITING VENDOR CONFIRMATION *

Green and Company are pleased to offer for sale this semi detached family home which is located in this much sought after road which is easy walking distance of Sutton Park and it's approximately 2400 acre National Nature Reserve. Being ideally situated for the shops, bars and restaurants within Boldmere with excellent local schools and public transport on hand

The accommodation briefly comprises:- porch, welcoming reception hallway, two reception rooms, kitchen, utility area, guest WC, three excellent sized bedrooms and family bathroom. Outside to the front there is a driveway and to the rear is a well proportioned rear garden. Further advantages include double glazing, central heating and garage. The property is available with no upward chain and so early viewing is a must and in more detail the accommodation comprises:

PORCH With tiled floor and door to;

ENTRANCE HALLWAY With central heating radiator, stairs rising to first floor and doors off to;

DINING ROOM 15' 5" x 10' 11" (4.7m x 3.33m) With central heating radiator, double glazed bay window to the front and sliding doors to lounge.

LOUNGE 12' min exc bay x 10' 11" max(3.66m x 3.33m) With central heating radiator, double glazed bay window to the rear incorporating double glazed French doors.

KITCHEN 8' 3" x 6' 4" (2.51m x 1.93m) With base level units with work surface over incorporating hob, oven, extractor over, single drainer sink unit, tiled splashback, central heating radiator, double glazed bay window to the rear, under-stairs storage area and door to;

UTILITY AREA Part double glazed door to the side, door to garage and door to;



W.C With low flush w.c and frosted double glazed window to the rear.

GARAGE 14' 8" x 7' 10" (4.47m x 2.39m) With double doors to the front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING With frosted double glazed window to the side and doors to;

BEDROOM ONE 15' 5" x 10' 11" max (4.7m x 3.33m) With central heating radiator and double glazed bay window to the front.

BEDROOM TWO 12' 1" x 11' max (3.68m x 3.35m) With central heating radiator and double glazed window to the rear.

BEDROOM THREE 11' 10" max 7' 9" min x 10' 10" max 3' 6" min (3.61m x 3.3m) With central heating radiator, storage to eaves and double glazed windows to the front and rear.

BATHROOM With suite comprising P-shaped bath, low flush w.c, pedestal wash hand basin, part tiled walls,, central heating radiator and frosted double glazed windows to side and rear.

FRONT Having a lawned garden flanked by driveway affording off road parking.

REAR GARDEN Having a paved patio area with lawned garden beyond. Pedestrian gate gives access from the front.

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.

