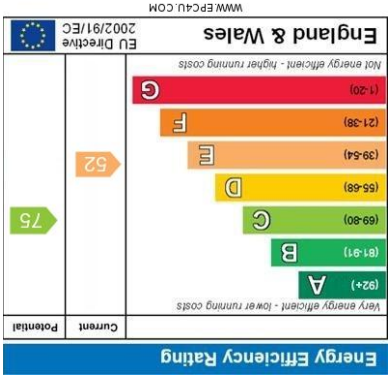


"How does this help me?"
LEGAL READY
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Boldmere | 0121 321 3991



- NO CHAIN
- TWO RECEPTION ROOMS
- SIDE GARAGE AND OFF ROAD PARKING
- THREE WELL PROPORTIONED BEDROOMS
- KITCHEN/DINER

Welford Road, Boldmere, Sutton Coldfield, B73 5DP

£370,000



Property Description

POPULAR RESIDENTIAL LOCATION - This traditional semi detached family home occupies this popular residential location close to local amenities including the shops, bars and restaurants within Boldmere with public transport on hand and excellent local schools in the vicinity .
The accommodation which, offers a blank canvass to a perspective purchaser briefly comprises:- Welcoming reception hallway , to reception rooms, kitchen/diner, utility , guest w.c, three well proportioned bedrooms, loft space with skylight and accessed via pull down ladder and family bathroom. Outside to the front the property is set back behind driveway, side garage and to the rear is a good sized rear garden with brick built storage. **EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED**

The property is approached via a lawned fore-garden with mature plants and shrubs, and driveway giving access to side garage and front porch door.

PORCH Having double glazed door and windows and further door into the entrance hallway .

ENTRANCE HALLWAY Having stairs to first floor landing, central heating radiator, under stairs storage cupboard and, doors off the following accommodation

GUEST CLOAKROOM Having low flush wc unit, wall mounted hand wash basin and opaque window to front elevation.

RECEPTION ROOM ONE 16' max x 10' 6" max (4.88m x 3.2m) Having double glazed bay window to front elevation, central heating radiator and double concertina doors giving access to reception room two.

RECEPTION ROOM TWO 13' max x 11' 6" max (3.96m x 3.51m) Having double glazed French doors opening out to rear garden and door leading to hallway . The main focal point of the room being a feature fire place.

KITCHEN 21' 11" into bay x 8' 6" max (6.68m x 2.59m) Having open plan access to conservatory style dining area with double glazed door and windows looking out to rear garden, wood effect laminate flooring and, being fitted to comprise a range of matching wall and base level units with work surfaces over, incorporating stainless steel sink unit with drainer and mixer taps, space for free-standing cooker, space for further white goods barn style door giving access to side utility area and, complimentary splash back tiling.

UTILITY AREA 4' 10" max x 16' 2" (1.47m x 4.93m) Space and plumbing for automatic washing machine, door giving access to rear garden and door to garage.

FIRST FLOOR LANDING Having glazed opaque window to side elevation and doors off to all bedrooms and bathroom.

BEDROOM ONE 16' 8" into bay x 10' 7" max (5.08m x 3.23m) Having double glazed bay window to front elevation and central heating radiator.

BEDROOM TWO 11' 6" x 14' 8" into bay (3.51m x 4.47m) Having double glazed window to rear elevation, central heating radiator and loft access with pull down ladder giving access to loft space.

BEDROOM THREE 7' max x 8' 10" max (2.13m x 2.69m) Having double glazed window to front elevation and central heating radiator.

LOFT SPACE 12' 5" max x 15' 11" max (3.78m x 4.85m) Part restricted height, Velux window to rear elevation and built-in eaves storage.

FAMILY BATHROOM Having double glazed opaque window to rear, further glazed window to side elevation, central heating radiator and, complimentary tiling to half height. The bathroom has been tastefully fitted to comprise a panelled bath, pedestal wash hand basin, shower cubicle with shower over with complimentary splash back and, low flush wc unit with further window to side elevation.

REAR GARDEN Having paved patio area, laid to lawn with mature plants and shrubs , further pathway leading to rear patio area with brick built storage shed, greenhouse and enclosed fenced boundaries.

GARAGE 15' 8" max x 7' 5" max (4.78m x 2.26m) Having opening doors to front elevation.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

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

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