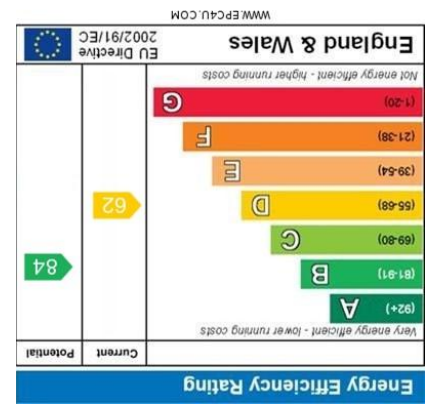


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- THREE BEDROOM PLUS FIRST FLOOR STUDY
- EASY REACH OF SUTTON PARK AND BOLDMERE SHOPPING
- EXTENDED TO PROVIDE 2 RECEPTION ROOMS, KITCHEN, LARGE UTILITY ROOM

Stonehouse Road, Boldmere,
 Sutton Coldfield, B73 6LL

Offers over £450,000



Property Description

Being well situated just off Monmouth Drive, this traditional semi detached house is within easy distance of Sutton Park's Boldmere Gate together with shopping facilities on Boldmere Road. The property has a blend of modern features such as double glazing and central heating, yet retains a number of character features including stained glass leaded windows. Set behind a good sized driveway and having the advantage of a garage the property enjoys the benefit of an extension to the ground floor. Providing three well proportioned bedrooms plus a first floor study the property provides scope for modernisation and viewing is recommended of the accommodation which in more detail comprises:-

ENTRANCE PORCH With double glazed double doors, stained glass inner door and side windows leading through to:-

RECEPTION HALL With radiator, wood stripped flooring, staircase leading off and cupboard under stairs.

LOUNGE 17' 3" into bay x 11' 4" (5.26m x 3.45m) With walk-in bay window and double glazed French door, radiator, gas fire and surround, plate rack.

DINING ROOM 14' 1" into bay x 12' 4" (4.29m x 3.76m) With radiator, double glazed bay with stained glass leaded upper lights, fitted shutters and gas fire with surround.

KITCHEN 12' 5" x 7' 7" (3.78m x 2.31m) With double glazed window, sink unit with mixer tap, base cupboards and base drawers, wall cupboards, splash backs to work surfaces, gas hob with extractor hood with electric oven, wall mounted cupboard housing gas fired central heating boiler.

UTILITY ROOM 16' 9" max 8' 4" plus recess (5.11m x 2.54m) With double glazed window to rear and double glazed side door, base cupboards and drawers, stainless steel sink unit, plumbing for washing machine, electric heater.

SEPARATE TOILET With Sani-flow style low level w.c.

FIRST FLOOR LANDING With stripped balustrade, double glazed window to rear.

BEDROOM ONE 14' 2" into bay x 11' 6" (4.32m x 3.51m) With radiator, double glazed bay with fitted shutters.

BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m) With radiator, double glazed window to rear with fitted shutters.

BEDROOM THREE 8' 5" x 7' 8" (2.57m x 2.34m) Radiator, double glazed window with fitted shutters and stained glass leaded window.



STUDY 16' max 13' 1" min x 7' 0" at weight height (4.88m x 2.13m) With height restricted ceiling, radiator, double glazed window to front with shutters.

BATHROOM Radiator, tiled walls, panelled bath with shower over, pedestal wash basin, airing cupboard.

SEPARATE TOILET Double glazed window, low level w.c.

GARAGE 15' 1" x 8' 4" (4.6m x 2.54m) With electric roller shutter door, tiled flooring, plastered walls, double glazed window and exterior door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a tarmac drive with parking and turning together with a lawned garden, borders and front dwarf wall.

There is gated side access leading through to an enclosed bin storage area and access to the garage door.

To the rear is a good sized garden with patio area, lawn, fencing and shrubs.

Council Tax Band E - Birmingham City Council

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.

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