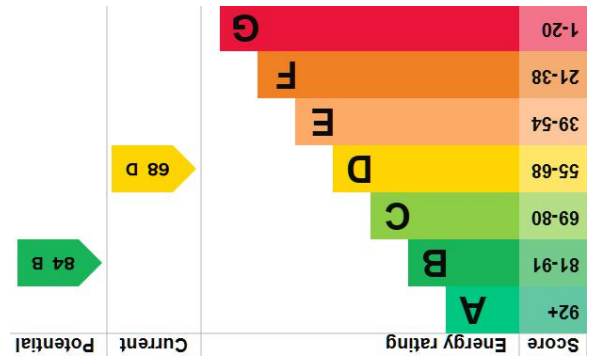


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- NO UPWARD CHAIN
- THREE BEDROOM DETACHED HOME
- THREE RECEPTION ROOM
- SPACIOUS GARDEN
- DRIVEWAY
- SOUGHT AFTER LOCATION

Westwood Road, Boldmere, Sutton Coldfield,  
 B73 6UQ

£450,000





## Property Description

This neutrally decorated detached property, with no onward chain is located in a quiet area with excellent public transport links and local amenities, is ideal for families seeking a peaceful abode. Boasting three bedrooms, this home features a master bedroom with built-in wardrobes and ample natural light, providing a comfortable retreat for its residents. The property includes three reception rooms, offering flexible living spaces for various activities. The spacious garden is a standout feature, perfect for outdoor gatherings or simply unwinding in the fresh air. With a well-maintained interior, this home provides convenience and comfort for everyday living. The property's charm is enhanced by its proximity to essential amenities and serene surroundings, making it a desirable choice for families looking to settle in a welcoming community.

Don't miss the opportunity to make this property your new home and enjoy the tranquility and convenience it has to offer. Contact us today to arrange a viewing of this lovely family home.

**ENTRANCE HALL** 9' 6" x 3' 9" (2.9m x 1.14m) Providing access to kitchen, living room, sitting room and downstairs wc with stairs leading off.

**SITTING ROOM** 11' 1" x 6' 9" (3.38m x 2.06m) Having laminate flooring, double glazed window, radiator, ceiling light and power points.

**DOWNSTAIRS WC** 3' 5" x 3' 8" (1.04m x 1.12m) Having low level wc, wash basin and double glazed window.

**LIVING ROOM** 28' 9" max x 10' 3" (8.76m x 3.12m) Having laminate flooring, double glazed window, radiator, double glazed sliding doors, ceiling light and power points.

**DINING ROOM** 7' 3" x 19' 11" (2.21m x 6.07m) Having laminate flooring, two double glazed windows, double glazed French doors, two Velux windows, ceiling light, radiator and power points.

**KITCHEN** 11' 9" x 13' 10" (3.58m x 4.22m) Having vinyl flooring, range of wall and base units, electric hob, two cookers, sink, ceiling light and power points.

**FIRST FLOOR LANDING** Providing access to all three bedrooms and bathroom.

**BEDROOM ONE** 13' 6" x 10' 3" (4.11m x 3.12m) Carpeted, double glazed bay window, radiator, ceiling light, fitted wardrobes and power points.

**BEDROOM TWO** 10' 8" x 10' 1" (3.25m x 3.07m) Having laminate flooring, double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 7' 10" x 11' 3" (2.39m x 3.43m) Laminate flooring, double glazed window, radiator, ceiling light and power points.

**BATHROOM** 7' 3" x 6' 9" (2.21m x 2.06m) Having Karndean flooring, double glazed window, bath, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 229 Mbps. Highest available upload speed 34 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991