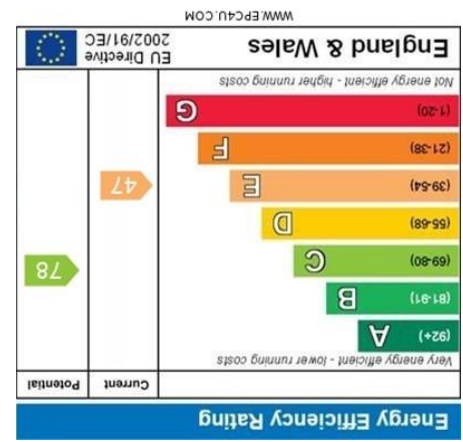


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Boldmere | 0121 321 3991

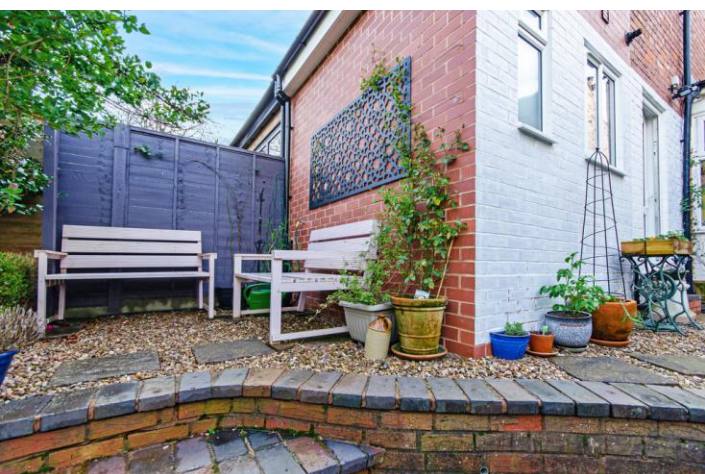
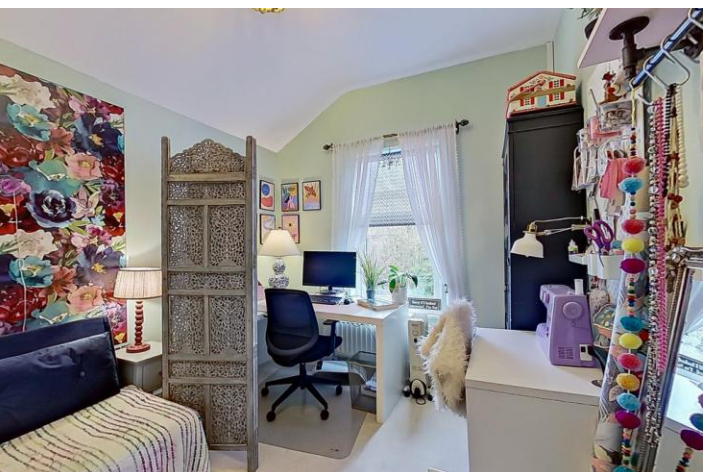
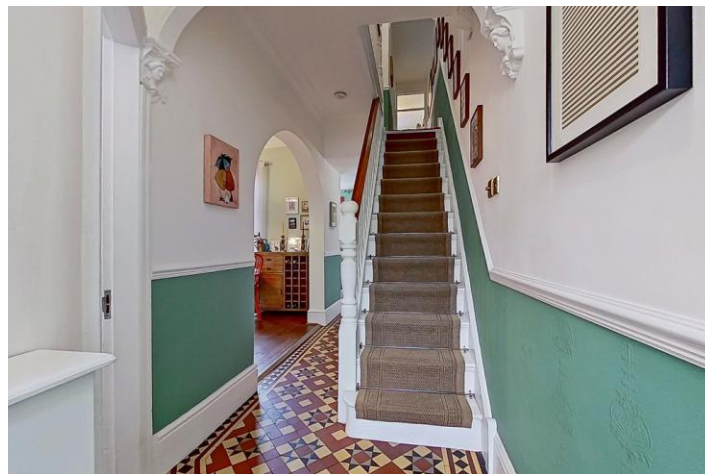


- TRADITIONAL THREE BEDROOM SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- PERIOD FEATURES

Highbridge Road, Boldmere, Sutton Coldfield, B73 5QB

£475,000





## Property Description

Presenting an immaculate, semi-detached period property, offered for sale. This residence will capture your attention with its pristine condition and well-appointed layout. The property boasts three bedrooms, with the master bedroom being a particular highlight. It offers built-in wardrobes providing ample storage space and is flooded with natural light, creating a peaceful and serene environment. A well-equipped kitchen serves as the heart of the home, whilst also benefitting from two reception rooms, offering flexible living spaces that can be tailored to your needs, whether that be a formal dining room, a home office, or a cosy family room. Located in an area with excellent public transport links, this property brings convenience right to your doorstep. It is also in close proximity to local amenities, making daily errands a breeze. Families will appreciate the nearby schools offering quality education. The property is ideally suited for families and couples. Its versatile spaces can accommodate different lifestyles, making it a perfect place to call home.

This immaculate, semi-detached property is a rare find in today's market. With its superb location and high-quality features, it presents a fantastic opportunity for those seeking a home that combines comfort, convenience and character.

**ENTRANCE HALL** 18' 2" x 8' 5" max (5.54m x 2.57m)

**LOUNGE** 13' 4" x 12' (4.06m x 3.66m) Engineered wood flooring, single glazed window, radiator, ceiling light and power points.

**DINING ROOM** 11' 10" x 9' 9" (3.61m x 2.97m) Engineered wood flooring, double glazed French doors, radiator, ceiling light and power points.

**KITCHEN** 17' 6" x 10' 10" max (5.33m x 3.3m) Having vinyl flooring, double glazed bay window, double glazed French door, sink, two cookers, induction hob, fridge, range of wall and base units, ceiling light.

**UTILITY** 4' 8" x 8' 8" (1.42m x 2.64m) Having base units, double glazed window, ceiling light and power points.

**WC** 2' 6" x 8' 6" (0.76m x 2.59m) Having low level wc, wash basin, radiator, double glazed window and ceiling light.

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

**BEDROOM ONE** 11' 5" x 13' 7" min (3.48m x 4.14m) Engineered wood flooring, two double glazed windows, fitted wardrobes, ceiling light and power points.

**BEDROOM TWO** 11' 10" x 9' 10" (3.61m x 3m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 11' 8" x 8' 9" (3.56m x 2.67m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BATHROOM** 9' 4" x 5' 9" (2.84m x 1.75m) Vinyl flooring, walk-in shower, bath, low level wc, wash basin, double glazed window, radiator and ceiling light.

Council Tax Band D - Birmingham

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 12 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps.  
Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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