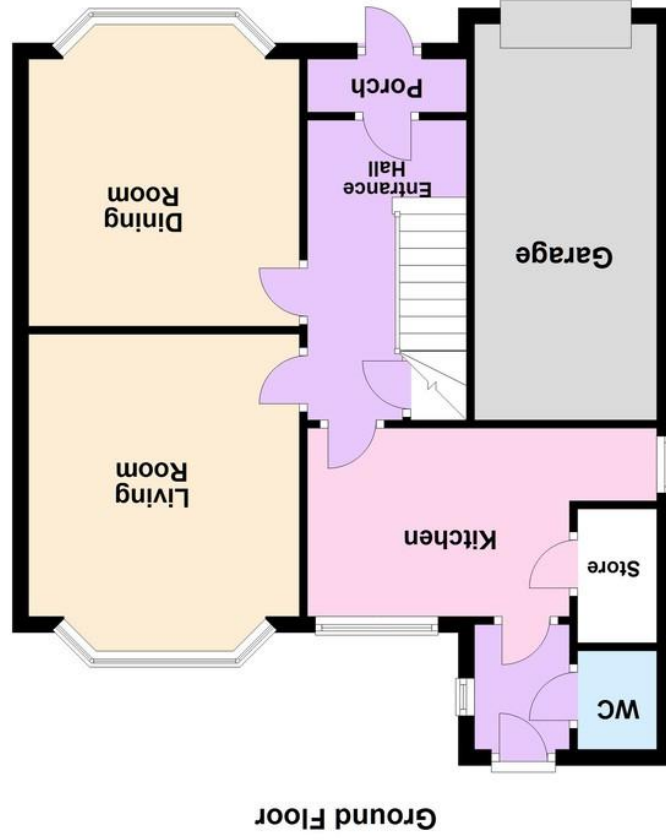
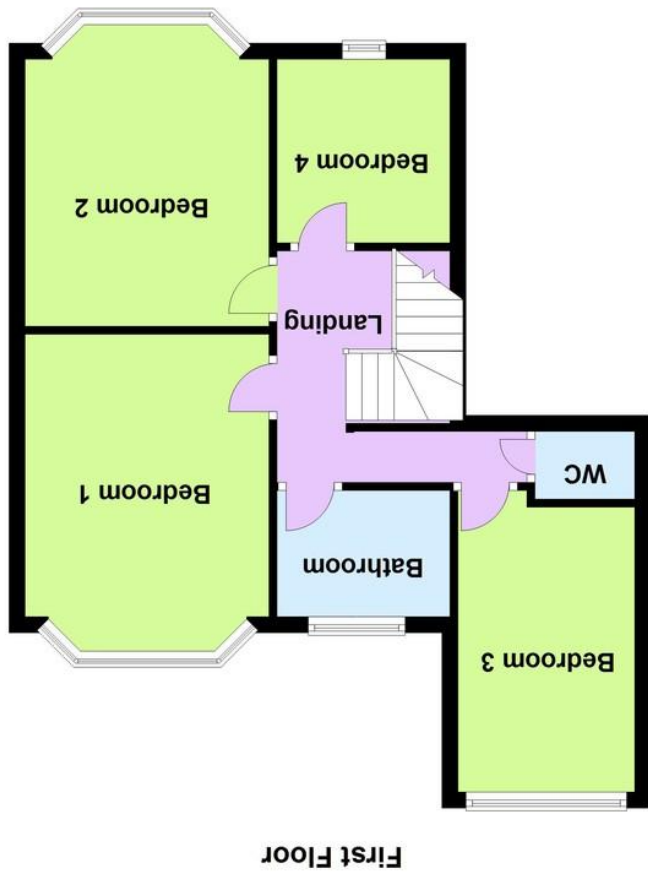
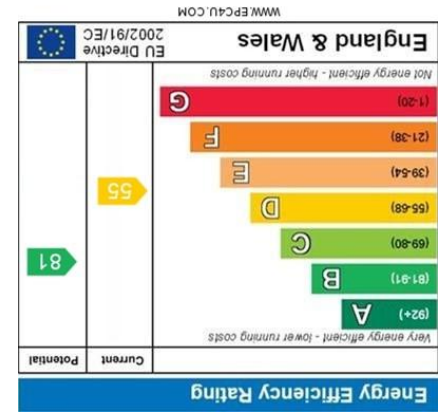


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FOUR BEDROOM SEMI DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING

Kinton Road, Boldmere, Sutton Coldfield, B73 5DN

£425,000



Property Description

Presenting a charming semi-detached property that is ripe for a new lease of life. Currently listed for sale, this home is in need of modernisation, offering a fantastic opportunity for those willing to inject their personal touch and style. This residence boasts a welcoming layout with two expansive reception rooms, providing a great setting for both entertaining and everyday family living. At the heart of the home is a functional kitchen, ready to be transformed into a culinary haven. The property comprises four generous bedrooms with the master bedroom being a standout feature. It is bathed in natural light, enhancing its spaciousness and tranquillity. The built-in wardrobes will surely meet your storage needs and leave the room clutter-free. The property also includes a bathroom, ready for updating to your personal taste. Location is a key factor with this property, being ideally situated with convenient access to public transport links, nearby schools, and local amenities. This makes it an ideal choice for families and couples alike looking for a balance between city living and suburban tranquillity. The unique features of this property include a garage and off-street parking, offering practical solutions for vehicle storage. The outdoor area is equally impressive with a private garden, perfect for those with green fingers or simply for spending sunny afternoons outdoors.

In conclusion, this semi-detached home is a fantastic project for those keen on remodelling and creating their dream home in a prime location. With its spacious rooms, ideal location, and unique features, it's a gem waiting to be polished. Give us a call now to book your viewing!

PORCH 2' 2" x 6' 6" (0.66m x 1.98m)

ENTRANCE HALL 12' 3" x 6' 4" (3.73m x 1.93m) Providing access to both reception rooms, kitchen and stairs leading off.

DINING ROOM 13' 2" x 11' 1" (4.01m x 3.38m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

LIVING ROOM 14' 4 max" x 11' 1" (4.37m x 3.38m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

KITCHEN 9' 1 max" x 14' 3 max" (2.77m x 4.34m) Having a range of wall and base units, double glazed window, radiator, ceiling lights and power points.

PANTRY 4' 2" x 3' 9" (1.27m x 1.14m)

WC 2' 6" x 3' 9" (0.76m x 1.14m)

GARAGE 16' 2" x 7' 4" (4.93m x 2.24m)

LANDING Providing access to all four bedrooms and bathroom.

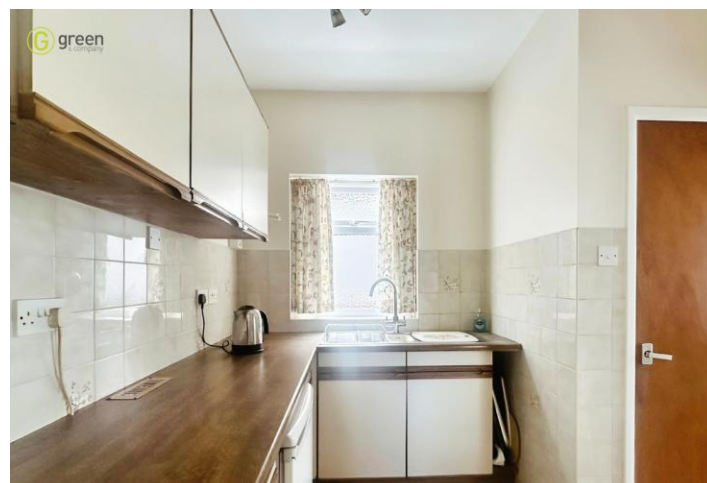
BEDROOM ONE 14' 4 max" x 10' (4.37m x 3.05m) Carpeted and having double glazed bay window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 13' 3 max" x 10' (4.04m x 3.05m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 11' 8" x 7' 10" (3.56m x 2.39m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 7' 6" x 7' 1" (2.29m x 2.16m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 5' 5" x 6' 3" (1.65m x 1.91m) Having double glazed window, radiator, bath with over head shower, wash basin, radiator and ceiling light.



SEPERATE WC Having low level wc, ceiling light and double glazed window.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
 Broadband Type = Superfast Highest available download speed 59 Mbps. Highest available upload speed 17 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
 Networks in your area - Virgin Media, Openreach

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