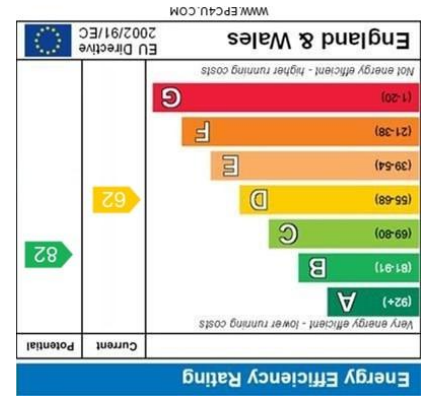


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE OFF MASTER BEDROOM
- LUXURY FAMILY BATHROOM
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THOUGHTOUT

The Boulevard, Sutton Coldfield, B73 5JG

£525,000

Property Description

Green & Company are delighted to bring to market this superb, spacious traditional semi detached family home, occupying a fantastic position on this most sought after road and is very well placed with regard to a comprehensive range of services. Schools, shops at Wyde Green, Boldmere and Sutton Coldfield are all within easy reach with excellent rail and road transport links.

The property is beautifully presented throughout with the accommodation comprising hallway, lounge, dining room, fitted kitchen/diner, guest wc, utility space, three bedrooms and luxury family bathroom on the first floor and master bedroom suite with dressing area and en-suite shower room situated in the second floor. The property benefits from double glazing & gas central heating (both where specified), off road parking, integral garage and impressive garden to rear. Viewing is considered essential to appreciate the size and standard of accommodation on offer

Access is via a large brick blocked foregarden with planted quadrant, leading to;

OPEN CANOPY PORCH Tiled floor, timber and leaded light stained glass reception door with leading into:

HALLWAY A welcoming and spacious reception hallway which, offers an impressive first impression. Having staircase to first floor, feature beamed ceiling, central heating radiator, oak floor, and doors off to the following accommodation:

LOUNGE 16' 10" max to bay 13' 5" min x 11' 8" max 10' 5" min to chimney breast (5.13m x 3.56m) A superb and generous living room with double glazed bay window to front elevation, beamed ceiling, original style plate rail, wall light points, and central heating radiator. The main focal point of the room being wall mounted living flame effect fire.

DINING ROOM 14' 10" max into bay 13' min x 11' 8" max 10' 5" min to chimney breast (4.52m x 3.56m) A beautifully presented, stunningly impactful formal dining room with views of the rear garden, having coving and medallion to ceiling, central heating radiator, and double glazed doors opening out to rear. The main focal point of the room being a traditional style fire surround with tiled back and hearth and fitted electric living flame effect fire.

KITCHEN 12' x 11' 2" max 9' 5" min (3.66m x 3.4m) Having vertical central heating radiator, coving and spotlights to ceiling, double glazed window to rear, door to pantry style cupboard and door leading to inner lobby/utility area. This impressive kitchen has been thoughtfully refitted to a high standard with a comprehensive range of wall, drawer and base level units with contrasting granite effect work surface over with matching splash back, integrated dishwasher, four ring induction hob with extractor hood over, fitted electric oven with microwave oven above, one and a half bowl sink unit with mixer taps over etched drainer, matching breakfast bar.

SIDE VERANDA/HINNER LOBBY An excellent versatile space with double glazed doors to front and rear elevations, space and plumbing for washing machine, space for further white goods, work surface and base level units, tiled flooring, door leading to garage and door to guest wc

GUESTS CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, tiled splashback and tiled floor

FIRST FLOOR LANDING Having leaded light stained glass window to side, coving to ceiling, door leading to staircase up to master bedroom suite, and further doors into;

BEDROOM TWO 13' 5" x 11' 8" max 10' 5" min to chimney breast (4.09m x 3.56m) Having double glazed window to front elevation and central heating radiator

BEDROOM THREE 15' 3" x 11' 8" max 8' 10" min (4.65m x 3.56m) Having double glazed window to rear offering stunning views over looking the garden, central heating radiator, and

coving to ceiling

BEDROOM FOUR 9' x 8' 4" (2.74m x 2.54m) Having double glazed window to front elevation, central heating radiator, and door into storage area.

Storage area: a superb versatile storage room, with restricted height and window to front elevation

LUXURY FAMILY BATHROOM 9' 6" x 9' 5" (2.9m x 2.87m) Having double glazed opaque window to rear, heated ladder towel rail and complementary tiling to walls. This beautifully refitted and thoughtfully configured bathroom is fitted with a suite comprising double ended bath with stand alone taps and shower attachment, vanity unit with inset hand wash basin, double shower cubicle with overhead rainfall shower, close coupled WC with concealed cistern.

SECOND FLOOR MASTER BEDROOM 11' 8" max 4' 8" min to wardrobe fronts x 22' 10" max 19' 10" min (3.56m x 6.96m) An excellent master bedrooms suite with double glazed window to rear offering stunning garden views and Velux windows to fore allowing for natural light, central heating radiator, fitted furniture to include wardrobes, headboard, bedside cabinets and display shelves, vanity unit and chest of drawers, and door giving access to:

EN SUITE SHOWER ROOM Having chrome effect towel rail, door to eaves storage, velux window to front elevation, spot lights to ceiling, complementary tiling, and a suite comprising shower cubicle with overhead shower, vanity unit with inset hand wash basin, and low flush WC unit.

REAR GARDEN Being a main feature of the property this beautifully manicured rear garden offers patio area, lawn with impressive planted borders leading to the second lawn with lavender border, mature plants and shrubs, and ornamental pond. Feature pergola with climbing wisteria and rear summer house.

GARAGE 15' 2" x 8' (4.62m x 2.44m) Double opening doors to front, wall mounted gas central heating boiler and water tank, work surfaces and base units, light and power (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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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