

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN

The Boulevard, Sutton Coldfield, B73 5JQ

£450,000



Property Description

Presenting this semi-detached house, currently listed for sale and ideally suited for families and couples alike. The property boasts a neutral decor throughout, adding a sense of tranquillity and allowing the new owners to easily add their personal touch. The property is well-appointed with a total of three bedrooms, offering ample space for both relaxation and work from home needs. The house also features a single kitchen with utility equipped to cater to all your culinary endeavours. In addition, there are two reception rooms, providing an excellent setting for entertaining guests or enjoying a quiet evening in. The house is served by a single bathroom and downstairs shower room completing the layout of this comfortable dwelling. The location of this property stands out, with close proximity to public transport links, offering easy commute options. It is also conveniently located near schools, making it a perfect choice for families with children. Local amenities are within easy reach, enhancing the appeal for those who value convenience. Moreover, the peaceful surroundings contribute to the overall charm and appeal of the property, making it a haven away from the hustle and bustle of city life.

This property brings together a blend of comfort, convenience, and tranquillity, making it an ideal home for those seeking a balance between city living and a peaceful retreat. A viewing is highly recommended to truly appreciate the potential this property offers.

PORCH 2' 9" x 6' 9" (0.84m x 2.06m)

ENTRANCE HALL 13' 11" x 7' 2" (4.24m x 2.18m) Providing access to living areas and stairs leading off.

LIVING ROOM 17' 4 max" x 11' 2" (5.28m x 3.4m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 13' 8" x 11' 7" (4.17m x 3.53m) Carpeted and having double glazed window, double glazed French door, radiator, ceiling light and power points.

KITCHEN 13' 3" x 7' 1" (4.04m x 2.16m) Having a range of wall and base units, double glazed window, ceiling light and power points.

SHOWER ROOM 7' 3" x 3' 11" (2.21m x 1.19m)

UTILITY 6' 3" x 7' 2" (1.91m x 2.18m)

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 15 max' x 11' 7" (4.57m x 3.53m) Carpeted and having double glazed bay window, radiator, ceiling light, power points and fitted wardrobes.

BEDROOM TWO 13' 4" x 11' 7" (4.06m x 3.53m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 9' 5" x 7' 2" (2.87m x 2.18m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 6" x 6' 7" (2.59m x 2.01m) Having double glazed window, bath, low level wc, wash basin, radiator and ceiling light.

Council Tax Band D - Birmingham City Council

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

Mobile coverage - voice likely available for O2 and Vodafone, limited for EE and Three and data likely available for O2 and limited for EE, Three 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 65 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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

*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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

