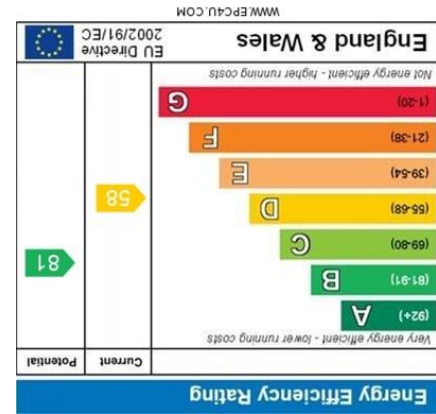


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO ONWARD CHAIN
- THREE BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- TWO SEPERATE RECEPTION ROOMS

Antrobus Road, Boldmere, Sutton Coldfield,
 B73 5EL

£425,000



Property Description

Presenting an opportunity laden detached property for sale, this residence offers a blank canvas for those with an eye for modernisation. It's perfectly positioned for families and couples, alike, in an area serviced by excellent public transport links, local amenities, and an array of nearby schools. This house boasts a spacious layout with a total of two reception rooms, providing ample space for entertaining or for creating a versatile living area tailored to your needs. The potential for this space is boundless, whether you envision a formal dining room, a cosy family space, or a place to pursue your hobbies. In addition to the reception rooms, the property has a practical kitchen waiting to be transformed into the heart of the house. With an update, it holds the potential to become an inviting space for meal preparations, family gatherings or morning coffee rituals. Featuring three bedrooms, this property offers a prime space for rest and relaxation. Each bedroom is a blank slate, simply calling out for someone to add their personal touch. Whether you need space for a growing family, guest accommodations, or a home office, these rooms can adapt to suit your lifestyle.

This property is an ideal choice for those looking to make their mark on a residence. It promises to be a rewarding venture, transforming this property into a comfortable and personalised home.

ENTRANCE HALL 15' 3" x 5' 11" (4.65m x 1.8m) Providing access to living areas and stairs leading off.

LIVING ROOM 16' 8 max" x 11' 11" (5.08m x 3.63m) Carpeted and having double glazed window, double glazed French door, radiator, ceiling light and power points.

DINING ROOM 15 max" x 11' 11" (4.57m x 3.63m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

KITCHEN 10' 7" x 11' 10" (3.23m x 3.61m) Having a range of wall and base units, double glazed window, ceiling light and power points.

WC

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 15' 5 max" x 15' (4.7m x 4.57m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 16' 4 max" x 12' (4.98m x 3.66m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 14' 10" x 8' 6" (4.52m x 2.59m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 9" x 8' 7" (2.06m x 2.62m)

WC 5' 6" x 5' 4" (1.68m x 1.63m)

Council Tax Band E - Birmingham City Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps

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

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

