

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

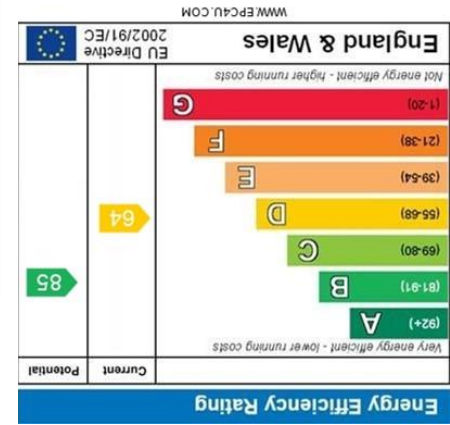


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- THREE BED SEMI DETACHED HOME
- MODERN OPEN PLAN KITCHEN/DINER
- HIGHLY SOUGHT AFTER LOCATION
- WALKING DISTANCE INTO BOLDMERE

Antrobus Road, Boldmere, Sutton Coldfield, B73 5EN

£425,000



Property Description

Presenting an immaculate semi-detached property for sale, ideally suited for families and couples alike. This residence exudes a distinguished charm that is hard to miss. The property offers an abundance of well-proportioned space, paired with stylish interiors, resulting in an ideal home for those seeking a blend of elegance and comfort. Boasting three beautifully presented bedrooms, this property caters perfectly to the needs of the modern family. The heart of this home lies in its open-plan kitchen, which comes complete with a kitchen island and ample dining space. It is the perfect setting for preparing meals and hosting gatherings, making the kitchen more than just a utilitarian space; it is a place to bring people together. In addition, the property features a singular reception room, perfect for both entertaining and relaxation. This space presents a fantastic opportunity to create a warm and inviting living area that truly feels like home. The location of the property is another significant selling point. It is conveniently situated near public transport links, ensuring easy access to the city and beyond. Furthermore, the property is in close proximity to nearby schools, making it an excellent choice for those with children. Local amenities are also easily accessible, offering a wealth of conveniences right on your doorstep.

In conclusion, this property not only offers a stunning interior and exterior but also a prime location. It truly is a gem in the heart of a vibrant community. This property is a fantastic opportunity not to be missed.

ENTRANCE HALL Providing access to living areas with stairs leading off.

LIVING ROOM 14' 10" x 10' 5" (4.52m x 3.18m) Having double glazed bay window, radiator, ceiling light and power points.

OPEN PLAN KITCHEN/DINER 21' 10" x 15' 11" (6.65m x 4.85m) Having a range of wall and base units, kitchen island, cooker, gas hob, fridge freezer, microwave, dryer, double glazed bi folding doors, double glazed window, radiator, ceiling light and power points.

WC Having low level wc, wash basin and ceiling light.

LANDING Providing access to three bedrooms and family bathroom.

BEDROOM ONE 16' 4" x 8' 10" (4.98m x 2.69m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 14' 10" x 10' 5" (4.52m x 3.18m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 6' 3" x 6' 1" (1.91m x 1.85m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 9" x 6' 5" (2.67m x 1.96m) Having double glazed window, bath, walk in shower, low level wc, wash basin, heated towel rail 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 EE, Three, O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.



Broadband coverage:-

Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.4Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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

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.

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

