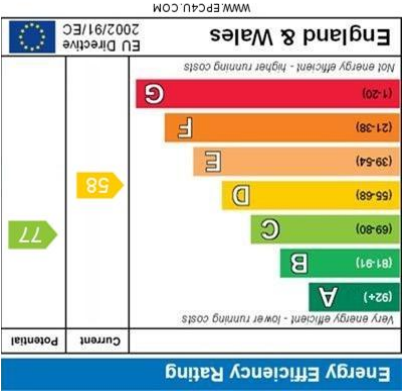




If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 state 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



- LOVELY TRADITIONAL SEMI SET WITHIN STUNNING GARDENS
- CENTRAL HEATING AND DOUBLE GLAZING
- SUN ROOM
- LARGE DRIVEWAY
- WELL PLACED FOR SUTTON PARK, SHOPS AT BOLDMERE, SUTTON AND PRINCESS ALICE RETAIL PARK



Melrose Avenue, Sutton Coldfield, B73 6NT

£460,000



Property Description

A superbly maintained three bedroom traditional semi-detached property which is located in one of the most sought after roads in Boldmere. Offering great access to all local amenities including premium shopping in both Boldmere and Sutton Coldfield Centre the property also gives easy access to Sutton Park and Boldmere Golf Course.

Local schooling includes St Nicholas Catholic Primary School, Boldmere Junior School, Boldmere Infant School and Nursery, Sutton Coldfield Grammar School for Girls, New Oscott Primary School, Holland House Infant School and Nursery and Bishop Vesey's Grammar School (catchments should be checked). The property offers an easy commute into Birmingham City Centre and Wyde Green Station is just a short bike ride away. Access to the motor way network is via the nearby M6 and M42.

A stand out feature of this lovely home are the beautiful southerly facing gardens.

Immediate viewing of this wonderful property is highly recommended in order to avoid genuine disappointment.

PORCH Approached via double glazed entrance door with matching side screens, meter cupboard.

RECEPTION HALL Approached via opaque leaded effect glazed door with opaque side screen, staircase leading off to first floor accommodation with useful under stairs storage cupboard, radiator, laminate flooring, door to:

LOUNGE/DINING ROOM 29' 11" max into bay x 12' 7" max x 7' min (9.12m x 3.84m) Dining area: 13' 7" max into bay x 12' 8" max x 7' min (4.17m x 3.84m) Having walk in leaded double glazed bay window to front, radiator, archway to:

Lounge area: 14' 7" into bay x 11' 7" max x 7' min (4.49m x 3.53m) Focal point of the room is a feature fireplace with brick surround and hearth fitted with electric burner style heater, radiator, walk in double glazed bay window to rear.

KITCHEN 9' 0" x 6' 11" (2.74m x 2.11m) Having double glazed window to rear, a range of wall and base units with roll top work surface incorporating inset sink with mixer tap and tiled splashback surround, extractor fan, space for cooker, opening to:

SUN ROOM 8' 10" x 9' 5" (2.69m x 2.87m) Having tiled floor, half height wood panelling, radiator, double glazed window to rear, double glazed door giving access to rear garden, door to garage.

FIRST FLOOR LANDING Being approached by staircase with balustrade passing opaque double glazed window to side, with access to loft and doors to

BEDROOM ONE 15' 0" into bay x 11' 9" max into wardrobes (4.57m x 3.58m) Having double glazed bay window to rear with fitted window seat, radiator, laminate flooring, built in wardrobes with shelving and hanging rail and cupboards over.

BEDROOM TWO 14' 0" into bay x 11' 9" max (4.27m x 3.58m) Having chimney breast, radiator, walk in leaded effect double glazed bay window to front with fitted window seat.

BEDROOM THREE 7' 0" x 7' 0" (2.13m x 2.13m) Having radiator, leaded effect double glazed window to front.

BATHROOM Having a white suite comprising panelled bath with electric shower over and telephone shower attachment, pedestal wash hand basin, tiling and panelling to walls, cupboard housing gas central heating boiler, chrome ladder heated towel rail, opaque double glazed window to rear.

TOILET Having WC, half height panelling to walls, coving, opaque double glazed window to side.

OUTSIDE FRONT Having a Crete-Print driveway affording generous off road parking flanked to the side by lawned garden with flower and shrub border.

GARAGE Having double doors to fore, light and power, space and plumbing for washing machine and further appliance and pedestrian access door leading to sun room.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN To the rear is a good sized south easterly facing rear garden which is beautifully presented and comprises full width paved patio with water, steps leading up to split level mature lawned garden with shrubs and trees, fencing to perimeter, pond, timber framed garden summer house, cold water tap and external security lighting.

Council Tax Band D - Birmingham

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

Mobile coverage for:
EE - Good outdoor and in-home
O2 - Good outdoor
Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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?
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