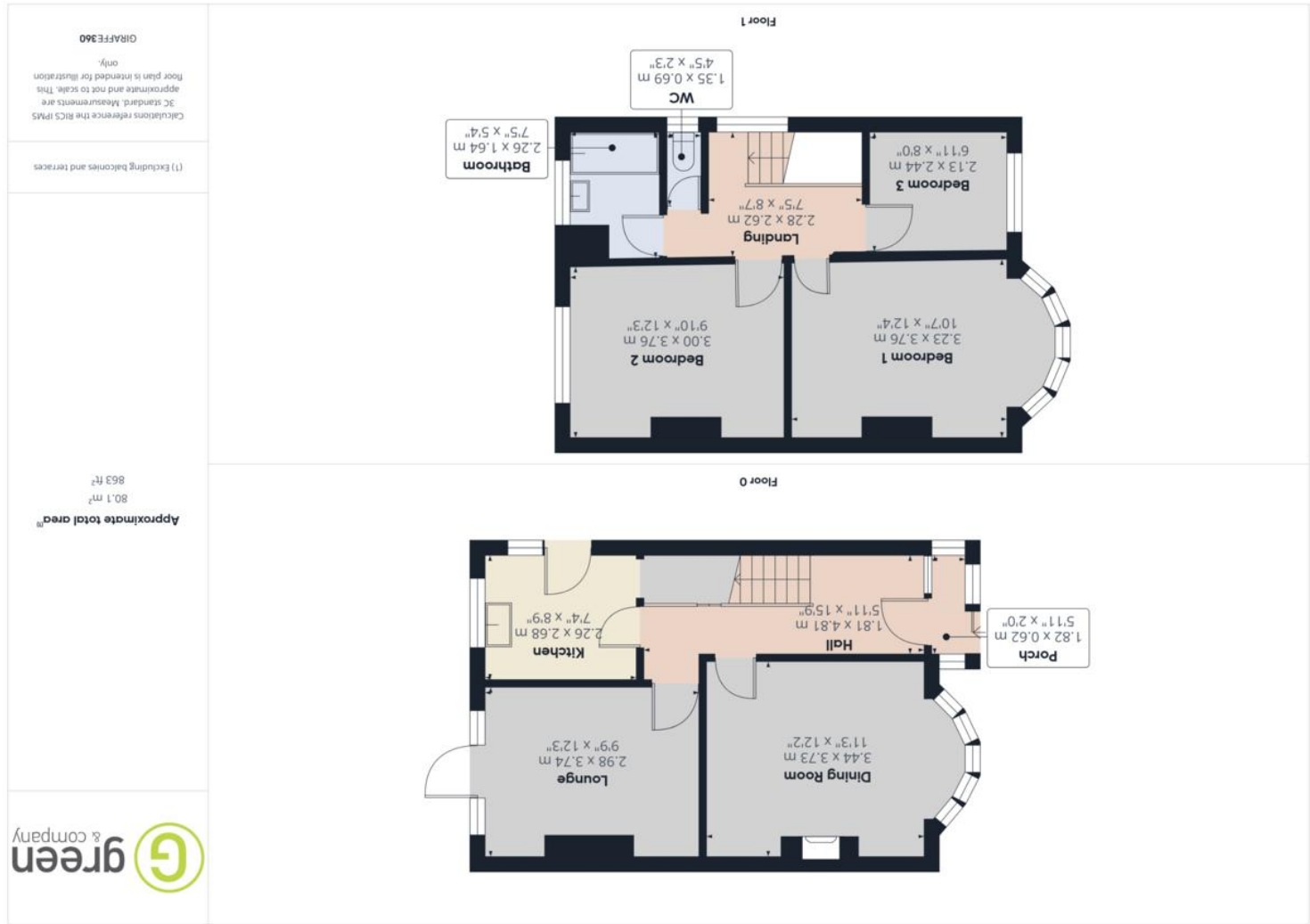


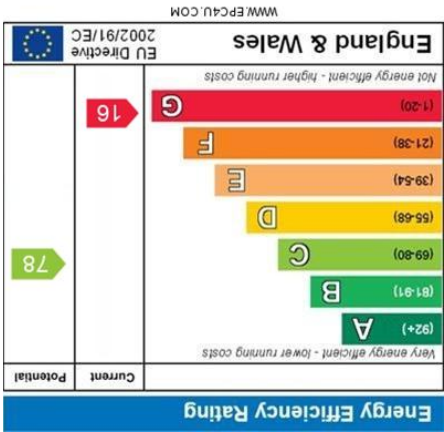
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- WELL SITUATED TRADITIONAL PROPERTY CLOSE TO LOCAL AMENITIES
- LOUNGE AND DINING ROOM
- FULL OF POTENTIAL
- KITCHEN
- BATHROOM WITH BATH AND SHOWER



Redacre Road, Boldmere, Sutton Coldfield, B73 5DX

Auction Guide Price
£300,000



Property Description

Discover an incredible opportunity to own a charming three-bedroom semi-detached home nestled in the highly desirable area of Boldmere, along the picturesque Redacre Road. This classic property offers a fantastic foundation with its traditional layout, presenting an exciting blank canvas for you to craft your dream home. With its generous size and excellent potential for extension-whether a single or double-storey addition-the possibilities are endless to create a spacious, bespoke residence tailored perfectly to your needs.

Despite needing a full renovation, this house is bursting with promise and potential. Imagine transforming it into a stunning, personalized haven that combines character with modern touches. The prime location within Boldmere means you're just moments away from vibrant shops, delightful cafes, and excellent schools - Boldmere Infant School, Boldmere Junior School, and St Nicholas Catholic Primary School - making this an ideal place for families or anyone looking to invest in a sought-after community.

This is truly a rare chance to acquire a property at a bargain price, allowing you to put your own stamp on it and add significant value. Don't miss out on this wonderful opportunity to create a beautiful, bespoke home in a highly coveted area-an exciting project that promises both fulfilment and excellent prospects!

TO THE FRONT Having a path leading to front door with lawn either side and a variety of plants, trees and shrubs.

PORCH With double glazed windows and door to front and further door into:-

HALLWAY Having stain glass window to front, carpeted flooring, stairs to first floor and doors to:-

FRONT RECEPTION ROOM 11' 3" x 12' 2" (3.43m x 3.71 m) Having double glazed walk in bay window to front, carpeted flooring and feature mantle piece.

REAR RECEPTION ROOM 9' 9" x 12' 3" (2.97m x 3.73 m) With double glazed door and windows to rear, carpeted flooring.

KITCHEN 7' 4" x 8' 9" (2.24m x 2.67m) Having vinyl flooring, double glazed windows to rear and side, door to garden, basic kitchen units, work surfaces, sink with drainer and mixer tap and opening to storage cupboard under stairs.

FIRST FLOOR LANDING With carpeted flooring, double glazed widow to side, doors to bedrooms and bathroom and loft access via pull down ladder.

BEDROOM ONE 10' 7" x 12' 4" (3.23m x 3.76m) With walk in double glazed bay window to front and carpeted flooring.

BEDROOM TWO 9' 10" x 12' 3" (3m x 3.73m) With double glazed window to rear and carpeted flooring.

BEDROOM THREE 6' 11" x 8' 0" (2.11m x 2.44 m) With double glazed window to front.

BATHROOM Having half tiled walls, bath with shower over, wash hand basin, airing cupboard which houses immersion tank and double glazed window to rear.

SEPARATE WC Having low level WC and double glazed window to side.

REAR GARDEN With brick built store housing outside WC, paved patio area, mainly laid to lawn, a variety of mature plants, shrubs and trees, fenced boundaries and gated side access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2, Three, Vodafone - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.