

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

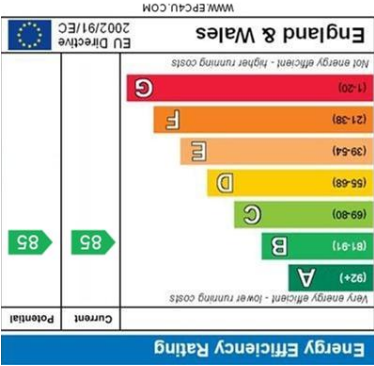


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- TWO DOUBLE BEDROOMS
- TOP FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S
- OPEN PLAN LOUNGE, KITCHEN, AND DINING ROOM
- FITTED KITCHEN WITH FULLY INTEGRATED APPLIANCES

Boldmere Place, St. Michaels Road,
Sutton Coldfield, B73 5FU

£350,000



Property Description

****Elegant 2-Bedroom, 2-Bathroom Retirement Apartment in Boldmere Place****

Discover comfortable, secure, and stylish living in this beautiful two-bedroom, two-bathroom retirement apartment located within the prestigious Boldmere Place complex. Designed with convenience and elegance in mind, this high-end residence offers a perfect sanctuary for those seeking a vibrant yet tranquil lifestyle. Enjoy modern amenities, thoughtfully crafted interiors, and a friendly community environment all within reach of Boldmere's charming shops, restaurants, and local attractions. Whether you're looking to downsize or embrace a more relaxed, maintenance-free way of living, this exceptional apartment combines sophistication and comfort.

What the developers say...

Boldmere Place is Sutton Coldfield's flagship retirement development. We have taken great pride in creating 45 beautiful, spacious, high-quality apartments, each featuring high-end finishes and a range of options. Set in a landscaped courtyard and in an enviable, yet convenient location, it's one of a kind. A real 'find' for those looking for a new lease of life in retirement.

Superb amenities and communal space

The development boasts its own gym, library, quiet lounge with access to a landscaped courtyard and with a bistro open to the local community, there'll be a real buzz about the place.

We will have a busy events calendar for those who enjoy making new friends and an active social scene, and equally, for those who prefer a quieter pace, there'll be independence, privacy and space; a home that's truly your own.

Safety comes first

For peace of mind, Boldmere Place has state-of-the-art security features such as barrier-controlled parking, a concierge on duty 9-5 on weekdays, a video intercom for each apartment and 24-hour telecare with upgrade options to even more security features such as PaxLock smart door systems.

Boldmere Place offers a range of high-quality and carefully considered facilities and features.

These include a gym and for recreation and socialising, two lounges, a bar, library areas and options for private gatherings as well as a handy, stylish, on-site guest apartment for your visiting family and friends to book if they wish.

There's no need to go to the trouble of cooking every day when the bistro offers a delicious menu and great social space. It's open to the wider community too, so friends and family can come and join their loved ones. Two Orona glazed lifts serve the apartments for residents' own use. Outside spaces are equally well-conceived and inviting, with landscaped gardens and seating areas in which to relax.

Boldmere Place sits on St Michael's Road at the heart of thriving Boldmere, an affluent area within the popular Royal Town of Sutton Coldfield.

Here you can enjoy a village community feel, with a range of local amenities on your doorstep, including [newsagents, hairdressers and coffee shops]. Boldmere Place is only a stone's throw from beautiful Sutton Park, a local nature reserve and Site of Special Scientific Interest offering more than 2,000 acres of recreational green space and tranquility.

Sutton Coldfield is one of Birmingham's most sought-after suburbs, only seven miles from the city as the crow flies. Steeped in history, it has a conservation area and its own Heritage Trail. For convenience, the town centre boasts all your high street essentials, The Mall and Gracechurch covered shopping centres, and an array of independent shops, bars and eateries.

Sutton Coldfield is very well connected with a frequent rail service between Birmingham city centre and nearby Lichfield (linking to national rail routes); a comprehensive bus network, and easy access to motorways.

Don't miss out on this fantastic opportunity - schedule a viewing today and take the first step towards making this incredible house your new home!



Front door into the hall.

HALLWAY Storage cupboard housing phone and internet feed.

BATHROOM 6' 3" x 5' 1" (1.91m x 1.55m) Heated towel rail, shower with rainfall head, a separate shower head, toilet and basin.

LOUNGE/KITCHEN/DINING AREA 14' 10" x 16' 11" plus 6' 7" x 10' 8" (4.52m x 5.16m) Window, fitted kitchen having integrated hob, oven, microwave, oven, fridge and freezer, dishwasher and washing machine.

BEDROOM TWO 14' 10" x 9' 0" (4.52m x 2.74m) Window and fitted wardrobe.

MASTER BEDROOM 15' 3" x 10' 7" (4.65m x 3.23m) Window, fitted wardrobe and door to en suite.

EN SUITE 7' 0" x 9' 8" (2.13m x 2.95m) Heated towel rail, shower with rainfall head, separate shower head, toilet and wash hand basin.

There is under floor heating throughout the apartment.

EV charging points located in the car parking area.



Council Tax Band C - Birmingham.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Vodafone - Good outdoor and in-home

O2 and Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 63 Mbps. Highest available upload speed 19 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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 leasehold with approximately 97 years remaining. Service Charge is currently running at £2,700 per annum and is reviewed (to be confirmed). The Ground Rent is included in the service charge. 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 Solicitors 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

