



- £660,000



Property Description

Stunning 5-Bedroom Detached Home with Garage – Prime Boldmere Location (B73 6LS) – NO CHAIN!
Step into luxury with this beautifully presented 5-bedroom, 2-bathroom detached family home on the highly sought-after Braemar Road, Boldmere. Offering space, style and an unbeatable location, this exceptional property is ready to move straight into – and comes with NO CHAIN for a seamless purchase.

This impressive home features:

- Five generous bedrooms – perfect for a large family or those needing extra office space
- Two bathrooms designed with comfort and convenience in mind
- A stunning, beautifully maintained interior throughout
- Bright and spacious living areas ideal for relaxing or entertaining
- Contemporary fitted kitchen with ample storage and workspace
- Private rear garden offering a peaceful outdoor retreat
- Driveway and garage providing excellent parking and storage options

Nestled in a prestigious and well-loved part of Boldmere, this home is just moments from excellent schools, transport links, shops, cafés, restaurants, and the picturesque Sutton Park.

A rare opportunity to purchase a high-quality family home in one of the area's most desirable streets-early viewing is strongly encouraged.

Don't miss out on this exceptional, chain-free property!

OUTSIDE To the front is a paved driveway with space for two / three vehicles.

GARAGE 8' 1" x 15' 11" (2.46m x 4.85m) Having up and over door, door to side entrance, boiler, electric and gas meters. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

PORCH Double glazed, tiled flooring, double glazed porch door into:-

HALLWAY Wooden flooring, radiator, stairs to first floor, door into:-

CLOAKROOM Space to hang clothes.

LOUNGE 11' 4" x 15' 11" (3.45m x 4.85m) Having double glazed bay window overlooking the driveway, radiator, gas fire and carpeted.

KITCHEN 21' 10" x 9' 10" (6.65m x 3m) Fitted kitchen with oven, fridge, four ring gas hob, sink, double glazed window overlooking the garden, tiled flooring.

Corridor leading into hall which is tiled, window overlooking side entrance and step down into:-

DOWNSTAIRS TOILET Having toilet and double glazed window.

UTILITY ROOM 5' 9" x 16' 1" (1.75m x 4.9m) Having double glazed back door into side entrance, wood effect floor, fitted kitchen units, sink, double glazed window and door into rear garden, radiator.

From the kitchen there is an opening into a wood effect flooring area with double glazed window and radiator, overlooking the garden.

SECONDARY LOUNGE 12' 6" x 13' 3" (3.81m x 4.04m) Plus 6' 9" x 9" 3" Double patio doors out into the garden.

GARDEN Lawned, patio area.

FIRST FLOOR LANDING Carpeted, double glazed window to side. Doors into:-

MASTER BATHROOM 9' 9" x 9' 7" (2.97m x 2.92m) Tiled, rainfall shower head, glass shower enclosure, heated towel rail, bath with jets and separate shower head, tiled floor, fitted unit for the basin and toilet with built-in electric mirror/TV and double glazed window, two blinds.

BEDROOM TWO 11' 4" x 9' 10" (3.45m x 3m) Carpeted, double glazed window to rear, radiator.

BEDROOM FOUR 13' 2" x 8' 11" (4.01m x 2.72m) Double glazed window to front, radiator, fitted wardrobes and basin, carpeted.

SECONDARY LANDING Stairs up to next floor, under stairs storage and door into:-

BEDROOM FOUR 11' 4" x 9' 8" (3.45m x 2.95m) Carpeted, double glazed window overlooking the front and radiator.

BEDROOM ONE 12' 7" x 16' 3" (3.84m x 4.95m) Having fitted wardrobes, double glazed window to rear, carpeted, radiator and door to:-

EN SUITE 7' 1" x 6' 3" (2.16m x 1.91m) Tiled, toilet, basin, heated towel rail, double glazed window, shower cubicle with electric Triton shower.

SECOND FLOOR

TOP FLOOR BEDROOM FIVE 9' 6" x 15' 6" (2.9m x 4.72m) Wood effect flooring, Velux window, door into the other side of the loft which is used for storage, storage into eaves.

Council Tax Band E - Birmingham

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as medium.

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor and in-home
O2 and Three - Good outdoor
Vodafone - 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 49 Mbps. Highest available upload speed 12 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991