



Boldmere Road, Sutton Coldfield, B73

The Avenue UK | home@theavenue.uk



Established on the popular Boldmere Road which has access to a range of local amenities this 2 bedroom characterful terrace home is ideal for first time buyers and young professionals.

Just a drive down Boldmere road and within close proximity to Sutton Park and the outstanding Boldmere Infant & Junior School is this well presented two bedroom terrace home.



The approach provides a paved driveway to front ample for two cars and give access through the upvc door to front into the dining room.

You will instantly be greeted with the character this property boasts having its original oak flooring through out the dining area and leading into the lounge through the archway. This cosy lounge provides a feature fireplace inset into the chimney breast and also provide access to both the kitchen and stairs to the first floor.

The galley modern style kitchen has a variation of high white gloss wall and base units as well as integrated appliances and space for white goods. The kitchen gives access to both the utility/W.C area and the garden.



To the first floor there are two spacious double bedrooms and a large family bathroom which offers both bath and separate shower cubicle as well as a wash hand basin and low level w.c.

The rear of the property has a paved private garden with gate to rear and is ample space to enjoy or entertain guests.

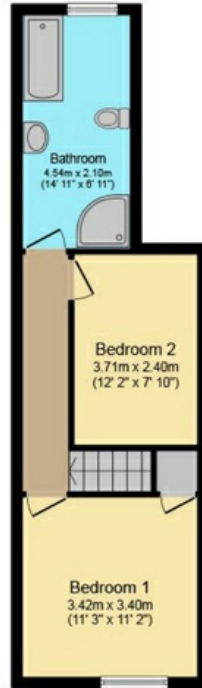
Please do not miss out on the opportunity to view the property - please call us today





Ground Floor

Floor area 44.0 sq.m. (474 sq.ft.) approx



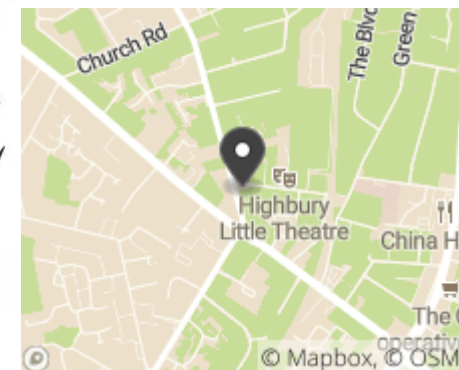
First Floor

Floor area 37.7 sq.m. (405 sq.ft.) approx

-  2
-  1
-  1

Total floor area 81.7 sq.m. (879 sq.ft.) approx

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