



Connells

Boldmere Road
Sutton Coldfield



Property Description

A well presented three bedroom Victorian mid-terraced home located on the popular Boldmere Road with access to local amenities, bars and restaurants. The property has excellent sized accommodation and comprises an entrance hallway, giving access into a good size lounge diner with doors opening into the rear garden. There is modern refitted kitchen with integrated appliances, conservatory and a guest WC. On the first floor there are three good sized bedrooms and a family bathroom. There is a driveway to the front providing off road parking and to the rear there is a mature landscaped rear garden. Located in an excellent school catchment area for primary schools. Close access to main bus, road and transport links. NO UPWARD CHAIN. MUST BE VIEWED.

Entrance Porch

Having composite door giving access into the porch area, single glazed internal door giving access into the entrance hallway.

Entrance Hallway

Having radiator to wall, laminate flooring, stairs lead onto the first floor landing and door gives access to the family lounge diner.

Lounge Diner

Lounge Area

12' 10" MAX x 11' 11" (3.91m MAX x 3.63m)

Having double glazed window to the front, radiator to wall, laminate flooring, TV aerial point, coving to ceiling, decorative ceiling rose and open access to the dining area.

Dinning Area

12' 4" MAX, PLUS THE DOOR RECESS x 10' 4" MAX (3.76m MAX, PLUS THE DOOR RECESS x 3.15m MAX)

Having double glazed French doors leading out onto the rear garden, radiator to wall and laminate flooring.

Modern Fitted Kitchen

9' 11" x 9' 11" (3.02m x 3.02m)

A modern fitted kitchen having fitted base units with work surfaces over, double glazed window to the side, ceramic 1 & 1/2 bowl sink and drainer unit with mixer tap over, decorative splash back tiling, integrated double oven, integrated five ring gas hob with built-in cooker hood and extractor fan over, integrated washing machine, integrated dishwasher and integrated fridge and freezer, coving to ceiling, spotlights to ceiling and double glazed doors gives access into the conservatory.

Conservatory

10' x 8' 6" (3.05m x 2.59m)

Being a UPVC double glazed conservatory with double glazed door to the rear garden, double glazed window to the side, power and lighting and door gives access into the guest WC.

Guest Wc

Having low level flush WC and double glazed window to the rear.

First Floor Landing

Having doors off to the three bedrooms and family bathroom.

Bedroom One

14' 3" MAX x 12' 2" (4.34m MAX x 3.71m)

Having double glazed window to the rear, overlooking the rear garden and radiator to wall.

Bedroom Two

12' 2" MAX x 12' 2" MAX (3.71m MAX x 3.71m MAX)

Having double glazed window overlooking the rear garden and having laminate flooring.

Bedroom Three

7' 10" x 8' 9" (2.39m x 2.67m)

Having double glazed window to the front, radiator to wall and laminate flooring.

Family Bathroom

Being an excellent sized family bathroom having free standing bath with floor mounted tap over, shower cubicle with rainfall shower and hand held facility, pedestal wash hand basin, low level flush WC, spotlight to ceiling, floor tiling, wall mounted heated towel rail radiator and frosted double glazed window.

Outside Front

Having driveway providing off road parking

and pathway leading to the front of the property.

Rear Garden

Being an excellent sized rear garden, with garden laid to lawn, various mature plants and shrubs, brick built wall to the side, gated access and patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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