



**Connells**

Boldmere Place St. Michaels Road  
Sutton Coldfield



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

for sale offers over  
**£375,000**



## Property Description

An impressive two double bedroom ground floor retirement apartment located in the recently built Boldmere Place. An excellent development for the over 60's with an on-site concierge, bistro, cinema, library and guest bedroom suite. The luxury complex has video security entry intercom system, impressive reception hall opening into the private accommodation. The private accommodation benefits from having a private hallway, excellent sized open plan kitchen/diner with French door onto the terrace and communal garden areas, master bedroom with walk-in wardrobe and en-suite bathroom with free standing bath and walk-in shower. Excellent sized second bedroom, separate shower room, underfloor heating and double glazing, underground parking with allocated parking space. THE PROPERTY IS OFFERED WITH NO UPWARD CHAIN.

## Communal Hallway

Having video security entry intercom system giving access into the communal hallway from the apartment. The communal hallway is an impressive, welcoming area that has access to the lift facilities, seating area and access to the apartment.

## Private Reception Hall

Having video entry intercom system accessed via an i-pad system that gives help and support for any medical requirements. Having spotlights to ceiling, doors off to the lounge the two bedrooms, the shower room and the

open plan lounge/kitchen/diner.

## Lounge/Kitchen/Diner

12' 10" maximum x 23' 6" maximum ( 3.91m maximum x 7.16m maximum )

Lounge Area:

Having double glazed French door leading out onto the communal gardens and the patio areas, TV aerial point, telephone point, underfloor heating, spotlights to ceiling and open access to the kitchen area.

Kitchen Area:

Comprising a modern fitted kitchen having fitted base units with square edge granite work surfaces over, fitted matching wall units, sink and drainer unit with mixer tap over, splash back tiling, integrated electric oven, built-in microwave, integrated induction hob with cooker hood and extractor fan, integrated fridge and integrated freezer, integrated washer/drier and integrated dishwasher, tiled flooring.

## Bedroom 1

10' 2" minimum x 18' 7" plus the walk-in closet ( 3.10m minimum x 5.66m plus the walk-in closet )

Having double glazed window to the rear overlooking the communal gardens, TV aerial point, telephone point, underfloor heating thermostat and underfloor heating control, door gives access into the en-suite bathroom.

## Walk-In Wardrobe

The walk-in wardrobe has hanging rail and shelving.

En-Suite Bathroom

An impressive en-suite bathroom having bath with central tap, walk-in shower, wall mounted wash hand basin, low level flush WC, extractor fan to wall and spotlights to ceiling, underfloor heating thermostat and underfloor heating control.

Bedroom 2

17' 6" maximum x 19' 6" ( 5.33m maximum x 5.94m )  
Having double glazed window to the rear overlooking the communal gardens, TV aerial point, underfloor heating thermostat and underfloor heating control.

Principal Shower Room

The principal shower room is located off the hallway, it has a walk-in shower with rainfall and hand-held facility, wall mounted wash hand basin, low level flush, extractor fan, spotlights to ceiling, floor tiling and full tiling to walls and wall mounted heated towel rail radiator.

Outside

Communal Gardens

The development has fantastic landscaped communal gardens with lots of outdoor seating spaces and patio facilities, the communal gardens by the property has a good sized patio area, gardens laid to lawn, fencing to the perimeter and various plants and shrubs.

Communal Areas

Having courtyard communal areas providing outdoor seating and having access to the on-site concierge guest bedroom suite, bistro, cinema, library, therapy room and lounge

.















Total floor area 81.8 m<sup>2</sup> (881 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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4/6 High Street  
SUTTON COLDFIELD B72 1XA

EPC Rating: B Council Tax  
Band: C

Service Charge:  
2423.68

Ground Rent:  
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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