



Boldmere Road,
Sutton Coldfield, B73 5UY

Offers in the Region Of £150,000

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This superbly located first floor maisonette occupies a most convenient location being set within close proximity of many desirable amenities including sought after schools, shops, entertainment and public transport links. Offering the advantage of no onward chain and off road parking the property will benefit from a new lease upon completion. The accommodation on offer is accessed via a roof top terrace and includes a hallway with doors off to a living room, kitchen, two bedrooms and a bathroom.





Property Specification

FIRST FLOOR MAISONETTE
TWO GENEROUS BEDROOMS
NO ONWARD CHAIN
SUPERBLY LOCATED FOR LOCAL AMENITIES
CLOSE TO SUPERIOR TRANSPORT NETWORK

Living Room 5.92m (19'5") x 3.78m (12'5")

Kitchen 2.96m (9'9") max x 2.24m (7'4")

Bedroom 1 3.78m (12'5") x 2.96m (9'9")

A/C

Hall

Bedroom 2 2.85m (9'4") x 2.83m (9'3")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th September 2023

Viewer's Note:

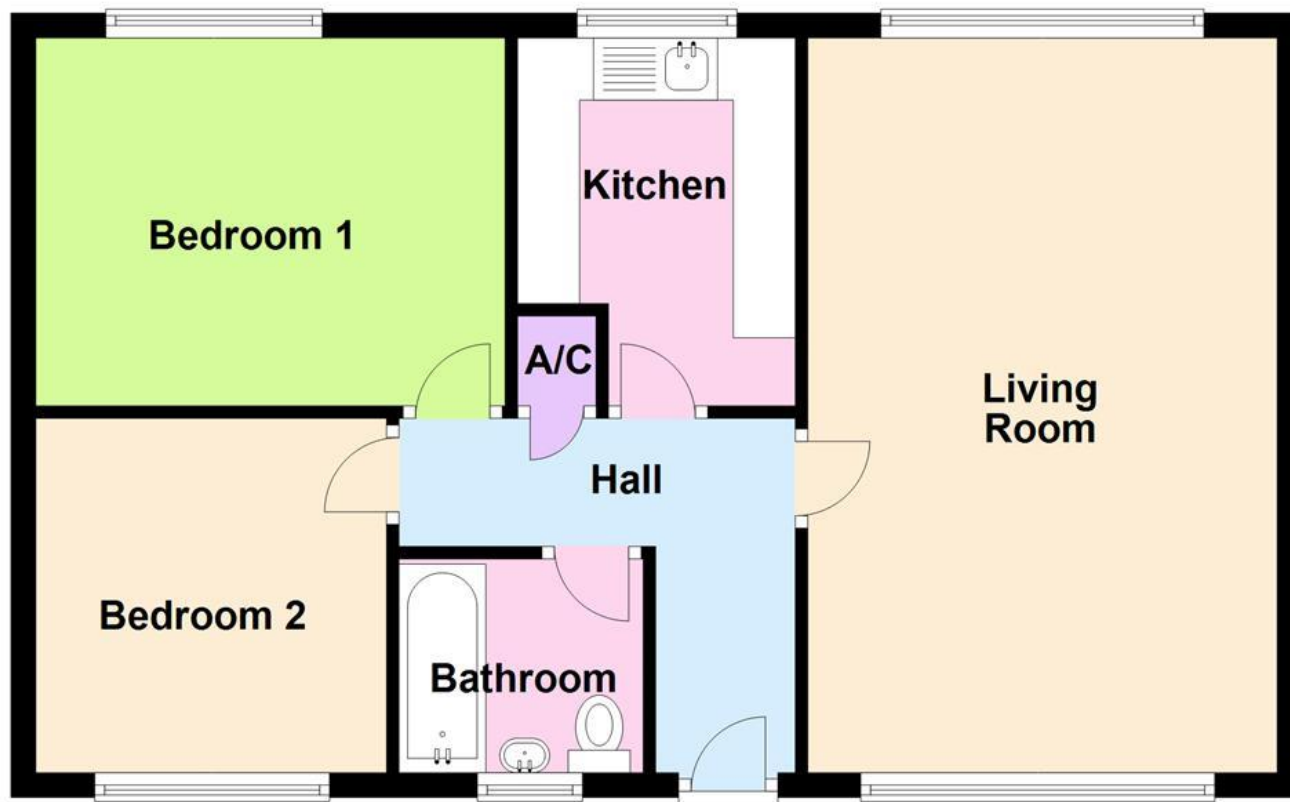
Services connected:
Council tax band:
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £1500
Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Floor Plan

Approx. 59.2 sq. metres (637.5 sq. feet)



Total area: approx. 59.2 sq. metres (637.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

Map Location

