



Chester Road North, Boldmere  
Sutton Coldfield, B73 6RG

**£475,000**



- **SUPERBLY EXTENDED WELL PROPORTIONED SEMI-DETACHED PROPERTY**
  - **THREE WELL PROPORTIONED BEDROOMS**
  - **LOUNGE AND SEPARATE SITTING ROOM**
    - **GENEROUS LOUNGE DINING ROOM**
  - **SUPERBLY PROPORTIONED BREAKFAST KITCHEN**
    - **GROUND FLOOR SHOWER ROOM**
- **FABULOUS SIZED MATURE GARDEN WITH GARAGE TO REAR**
- **CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND SHOPS**
- **EXCELLENT LOCAL PARKS AND TRANSPORT LINKS**

This superbly proportioned well extended traditional three bed semi-detached property occupies a convenient location set within close proximity of many sought after amenities including desirable schools, shops, parks and transport links. With accommodation including a generous lounge dining room, sitting room and separate lounge along with a well proportioned breakfast kitchen and ground floor shower room and the benefit of a rear garage at the end of the well proportioned mature garden along with a side garage and drive it must be viewed at the earliest opportunity in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







Porch

Hall

Cloakroom

Lounge 5.01m (16'5") x 3.33m (10'11")

Sitting Room 3.94m (12'11") x 3.33m (10'11")

Lounge/Dining Room 6.07m (19'11") x 4.34m (14'3")

Study 2.84m (9'4") x 2.72m (8'11")

Breakfast Kitchen 2.00m (6'7") x 0.83m (2'9")

Pantry 1.29m (4'3") x 0.97m (3'2")

Shower Room

Side Passage

Garage

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Landing

Bedroom 1 2.57m (8'5") x 2.00m (6'7") max

Bedroom 2 5.10m (16'9") x 3.33m (10'11")

Bedroom 3 2.89m (9'6") x 2.74m (9')

Shower Room

WC



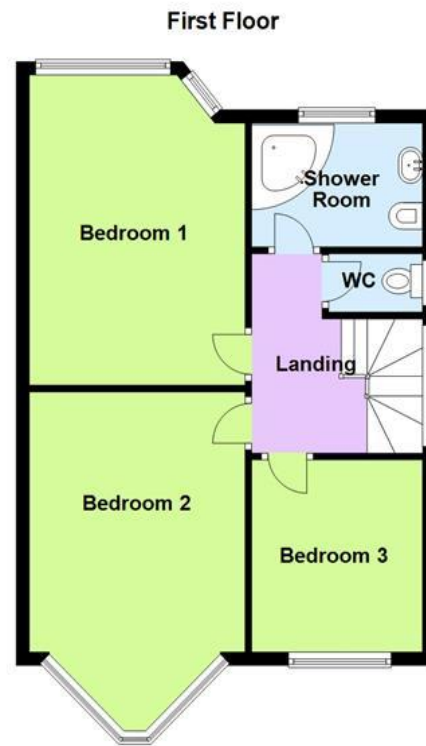
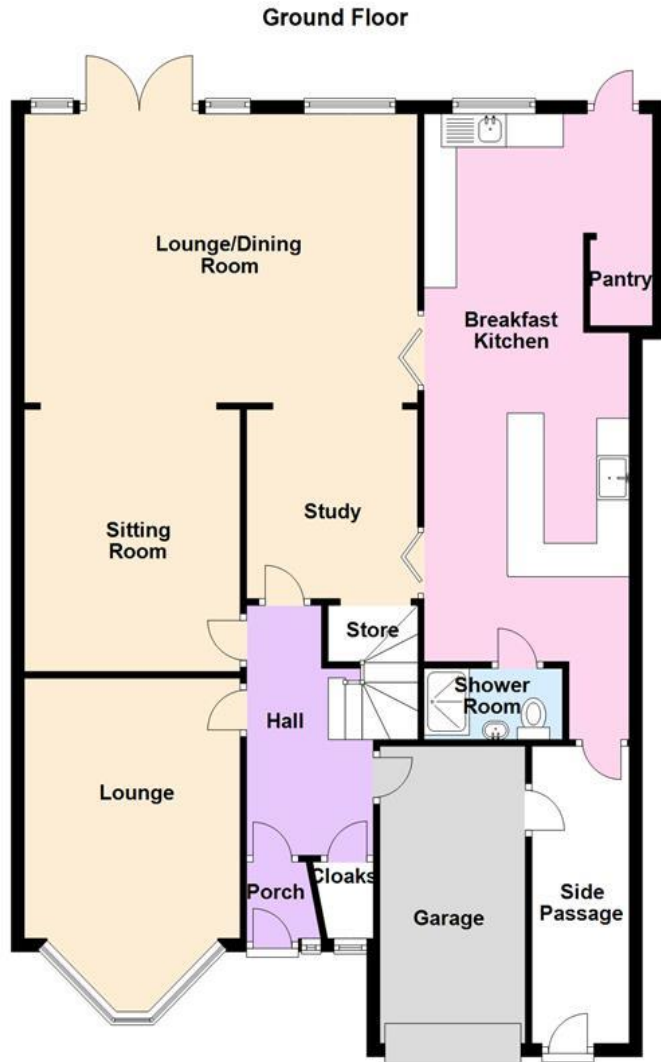






# Floor Plan

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



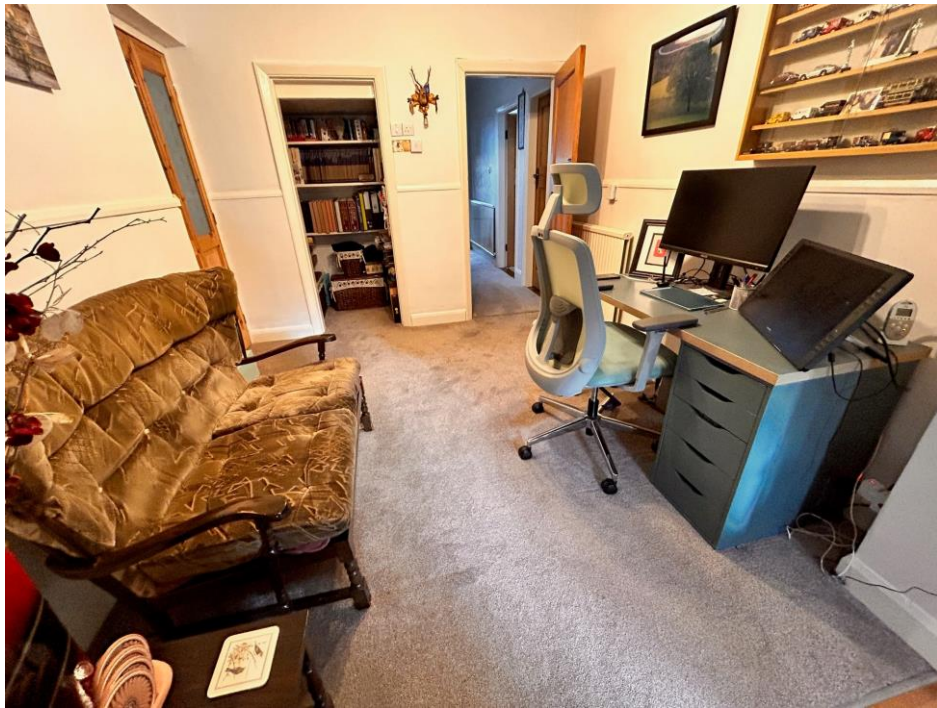
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

## Map Location











### **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: 23rd February 2024