



**Boldmere Road,
Sutton Coldfield, B73 5EX**

Offers in Excess of £240,000

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Ideally situated for many local amenities including shops and schools and being within close proximity of superior transport links both road and rail this period two bed end of terrace property offers an excellent opportunity for buyers.

Accessed via an enclosed porch the ground floor accommodation comprises a generous through lounge dining room divided by the stairs to the first floor with access off to a fitted kitchen leading to a side veranda and storage facilities. To the first floor there are two double bedrooms complimented by a fabulous re-fitted bathroom with separate bath and shower cubicle.

Outside a driveway provides off road parking to the front of the property whilst the rear yard can be entered via a secure gate.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





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: 1st August 2024

Property Specification

SUPERBLY LOCATED PERIOD END OF TERRACE
TWO DOUBLE BEDROOMS
GENEROUS THROUGH LOUNGE DINING ROOM
MODERN STYLE FITTED KITCHEN
EXCELLENT CONTEMPORARY BATHROOM WITH SEPARATE
BATH AND SHOWER CUBICLE

Porch

Lounge Area 4.71m (15'5") max x 3.44m (11'3")

Dining Area 3.44m (11'3") x 3.40m (11'2")

Kitchen 3.51m (11'6") x 1.96m (6'5")

Store

Side Veranda

Workshop / Store

Landing

Bathroom

Bedroom 1 3.44m (11'3") x 3.40m (11'2")

Bedroom 2 3.68m (12'1") x 2.48m (8'2")

Viewer's Note:

Services connected: Gas, Water, Electricity
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

