



Wilkinson Close, Boldmere  
Sutton Coldfield, B73 5QG

Offers in the Region Of £300,000



# Boldmere

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This superbly located well proportioned three bed semi-detached property occupies an enviable and convenient cul-de-sac location set within close proximity of many sought after amenities including desirable schools and shops along with a superior local transport network.

The accommodation includes an L shaped lounge, separate family/dining room, fitted kitchen and first floor family bathroom.

Outside a driveway provides off road parking for vehicles with gated side access to the attractive mature garden.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.







## Property Specification

SUPERBLY LOCATED MODERN STYLE SEMI-DETACHED  
THREE GOOD SIZE BEDROOMS  
L SHAPED LOUNGE  
SEPARATE FAMILY DINING ROOM  
CLOSE PROXIMITY TO SUPERIOR TRANSPORT LINKS

### Hall

Lounge 4.72m (15'6") x 3.18m (10'5") max

Dining Room 5.64m (18'6") x 2.36m (7'9")

Kitchen 3.96m (13') x 2.27m (7'5")

### Landing

### Bathroom

Bedroom 1 4.72m (15'6") x 3.02m (9'11")

Bedroom 2 3.96m (13') x 2.49m (8'2")

Bedroom 3 3.07m (10'1") x 2.13m (7')

### Agent's Note:

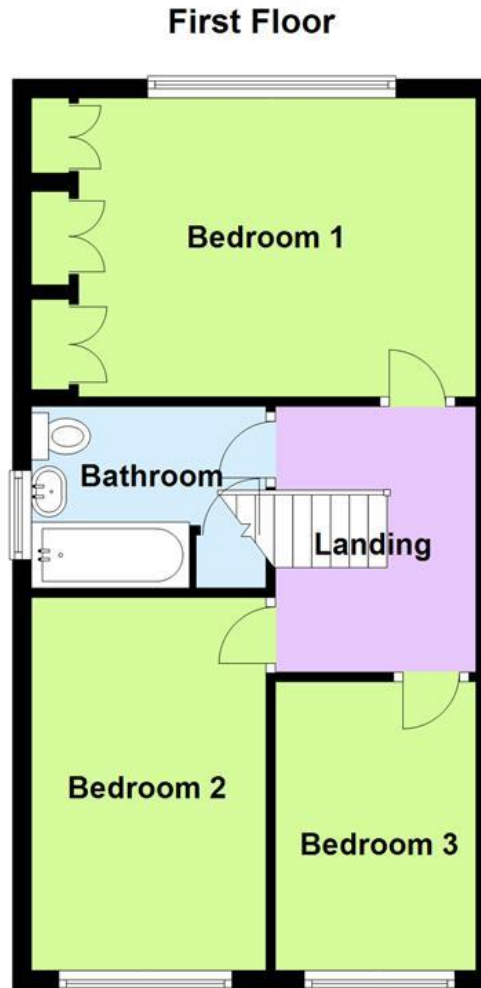
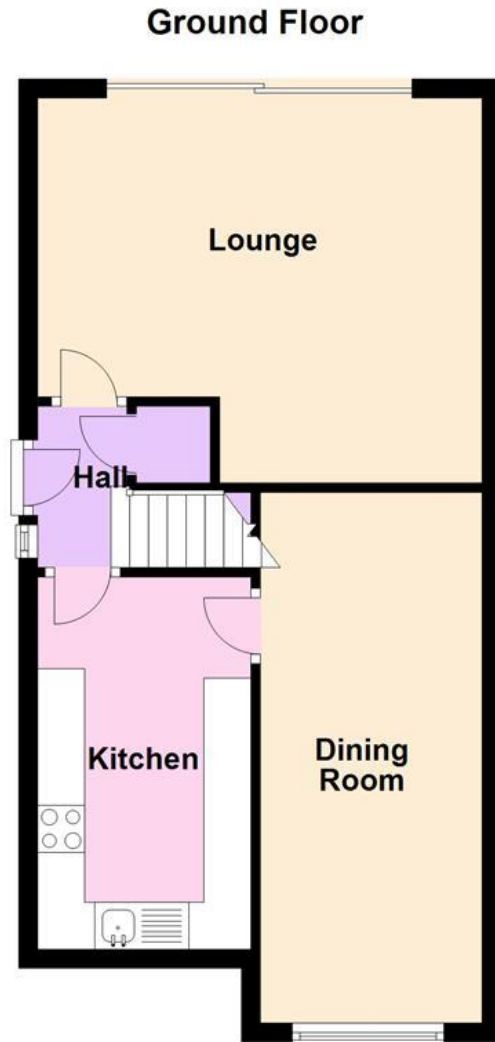
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Came on the market: 7th August 2024

### Viewer's Note:

Services connected: Gas, Water and Electric  
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		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

