



Wilkinson Close, Boldmere
Sutton Coldfield, B73 5QG

Offers in the Region Of £290,000

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.





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: 7th August 2024

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")

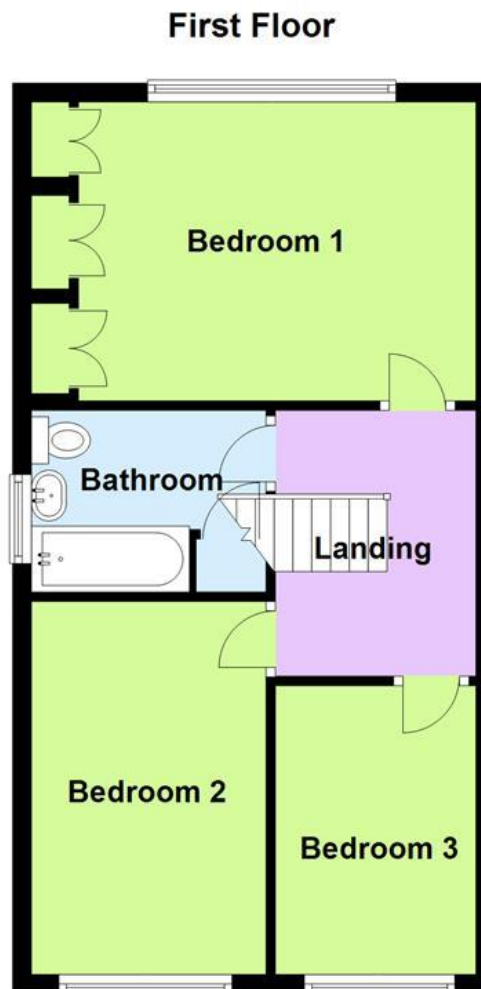
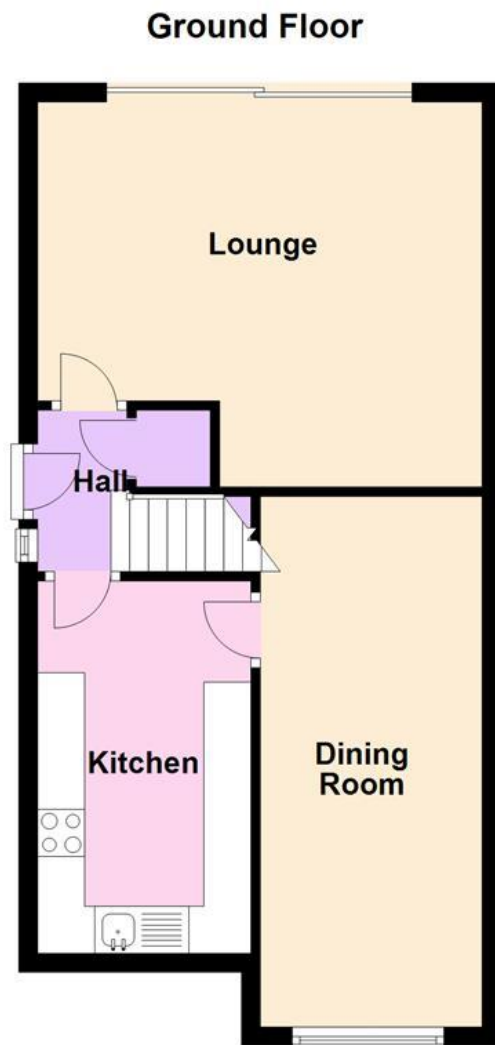
Bedroom 3 3.07m (10'1") x 2.13m (7')

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

