



Boldmere Road,
Sutton Coldfield, B73 5EX

£265,000

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This superbly located well proportioned three bed terraced property occupies an enviable and convenient location set within close proximity of local shops schools and amenities with superior public transport links. The accommodation itself includes separate reception rooms, a fitted kitchen and ground floor bathroom utility room. To the first floor the three bedrooms are complimented by a first floor wc and an airing cupboard. Outside a driveway provides off road parking for vehicles whilst a secure gate to the rear leads to the attractive garden yard. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

SUPERBLY LOCATED CHARACTERFUL PERIOD TERRACE
THREE BEDROOMS
SEPARATE LOUNGE AND DINING ROOM
FITTED KITCHEN
FIRST FLOOR WC

Hall

Dining Room 3.40m (11'2") x 3.38m (11'1")

Lounge 3.70m (12'2") x 3.40m (11'2")

Kitchen 3.56m (11'8") x 1.96m (6'5")

Rear Lobby

Utility / Bathroom 3.24m (10'8") x 1.87m (6'1")

Landing

Bedroom 1 3.40m (11'2") x 3.38m (11'1")

Bedroom 2 3.70m (12'2") x 2.46m (8'1")

WC

Bedroom 3 / Dressing Room 2.73m (9') x 1.96m (6'5")

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: 25th January 2025

Viewer's Note:

Services connected:
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

**New
Instruction
Awaiting
E.P.C.**

Map Location

