



Walter Cob Drive, Boldmere  
Sutton Coldfield , B73 5QR

Offers in the Region Of £405,000



# Boldmere

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This well presented superbly located three bed semi-detached property occupies an enviable and sought after cul-de-sac location set within proximity of a superior transport network both road and rail as well as desirable shops and schools.

Offering the advantage of no onward chain the property briefly offers separate reception rooms, a fitted kitchen, garage and drive. Must be viewed at the earliest opportunity in order to avoid disappointment.

WELL, PRESENTED SEMI-DETACHED PROPERTY

THREE WELL PROPORTIONED BEDROOMS

NO ONWARD CHAIN

CONVENIENT SOUGHT AFTER CUL-DE-SAC LOCATION

SEPARATE LOUNGE AND DINING ROOM

FITTED KITCHEN WITH PANTRY STORE

ATTRACTIVE MATURE GARDEN

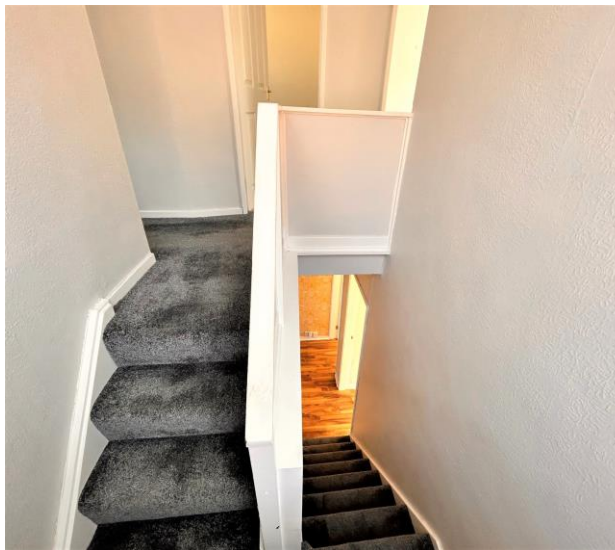
CLOSE PROXIMITY TO SUPERIOR TRANSPORT NETWORK

EXCELLENT LOCAL SHOPS AND SCHOOLS

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT







## Property Specification

WELL, PRESENTED SEMI-DETACHED PROPERTY  
THREE WELL PROPORTIONED BEDROOMS  
NO ONWARD CHAIN  
CONVENIENT SOUGHT AFTER CUL-DE-SAC LOCATION

Porch

Hall

Lounge 3.99m (13'1") x 3.51m (11'6")

Dining Room 3.99m (13'1") x 3.18m (10'5")

Kitchen 2.68m (8'10") x 2.41m (7'11")

Garage

Landing

Bedroom 1 3.99m (13'1") x 3.51m (11'6")

Bedroom 2 3.18m (10'5") x 3.11m (10'3")

Bedroom 3 3.69m (12'1") max x 3.50m (11'6")

Bathroom

### 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: 18th August 2023

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: D  
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		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

## Map Location

