



Highbridge Road, Boldmere
Sutton Coldfield, B73 5RB

Offers in the Region Of £349,950

Paul Carr Estate Agents are delighted to offer for sale WITH VACANT POSSESSION - NO UPWARD CHAIN this extended refurbished property located in the highly desirable Boldmere suburb of Sutton Coldfield.

Offering three generous bedrooms and a fantastic arrangement of ground floor WC, family bathroom on the first floor and en-suite off the master bedroom, this property is in excellent condition and ideal for families looking for space and comfort.

The property on offer briefly comprises a generous hallway, to the left-hand elevation there is a spacious front reception room and separate family dining room both with stunning character features. To the rear is a modern Family kitchen with a range of fitted units with a separate utility room leading off having a guest W.C. with door access then onto the rear gardens.

To the first floor are three good size double bedrooms, the master having a en-suite shower room and a well-appointed family bathroom with full white suite.

To the outside is a newly prepared block paved fore garden, with, to the rear, a lawned southerly facing garden with wooden panel fencing to all sides.

Sutton Coldfield offers a variety of nearby points of interest for families, including beautiful parks, leisure facilities, and excellent schools with its close proximity to amenities and transport links, this property provides the ideal balance of suburban tranquility and urban convenience.

Viewing is highly recommended to fully appreciate the high standard of presentation and space which this property offers don't miss out on the opportunity to make this exceptional property your family's new home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Room Measurements

Sitting Room 3.65m (12') x 3.44m (11'3")

Reception Room 3.98m (13'1") x 3.53m (11'7")

Kitchen 4.43m (14'6") x 2.56m (8'5")

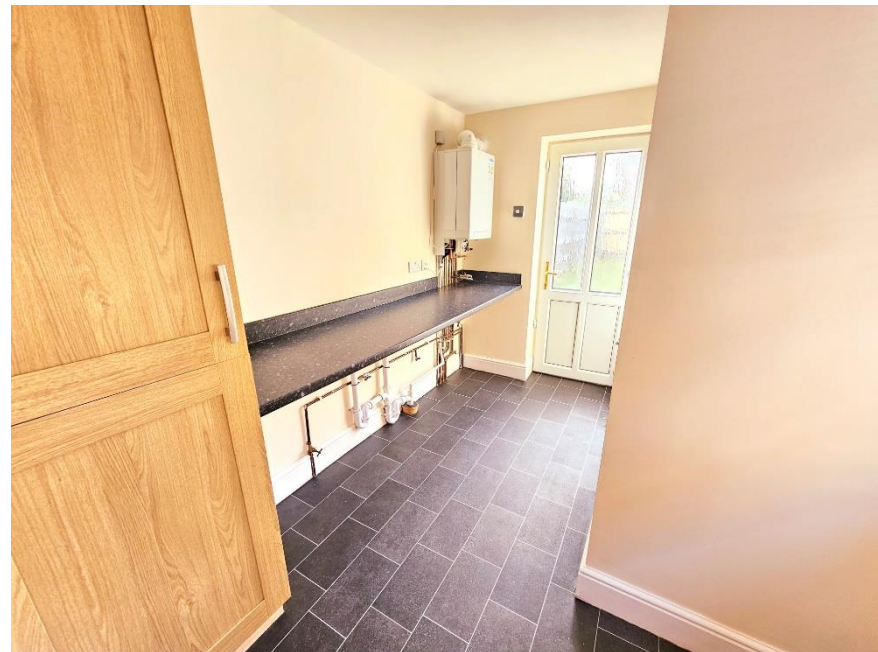
Utility 3.15m (10'4") x 1.90m (6'3")

Bedroom 1 4.57m (15') x 2.25m (7'5")

Bedroom 2 4.02m (13'2") x 2.77m (9'1")

Bedroom 3 2.61m (8'7") x 2.54m (8'4")

Bathroom 2.0m (6'7") x 1.81m (5'11")





Floor Plan

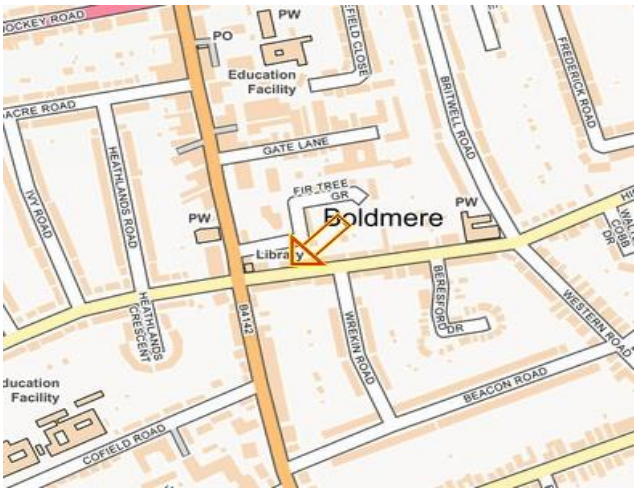
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 8th May 2025