



The Boulevard,
Sutton Coldfield, B73 5JG

£475,000

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This superbly located three double bed traditional style semi-detached property occupies a highly desirable location set within close proximity of well regarded schools and shops along with a superior local transport network. Accessed via welcoming hall the accommodation includes a lounge with bay window, dining room with conservatory off, a kitchen and pantry and a side entry with garage access, doors to the driveway, garden, boiler house and w.c. To the first floor the three well proportioned bedrooms are complimented by a re-fitted bathroom having a separate bath and shower cubicle. Outside a driveway provides garage access and off road parking whilst there is a well proportioned mature garden and patio to the rear.





Property Specification

SUPERBLY LOCATED SEMI-DETACHED PROPERTY
THREE GOOD SIZE BEDROOMS
LOUNGE WITH BAY WINDOW
SEPARATE DINING ROOM WITH CONSERVATORY OFF
WELL PROPORTIONED KITCHEN WITH PANTRY

Hall

Lounge 5.10m (16'9") x 3.53m (11'7")

Dining Room 4.52m (14'10") max x 3.53m (11'7")

Conservatory

Kitchen 3.74m (12'3") x 3.41m (11'2") max

Pantry 2.00m (6'7") x 1.33m (4'4")

Side Entry

WC

Landing

Bedroom 1 4.64m (15'3") max x 3.53m (11'7")

Bedroom 2 4.08m (13'5") x 3.53m (11'7")

Bedroom 3 4.80m (15'9") x 2.75m (9')

Bathroom

Garage

Agent's Note:

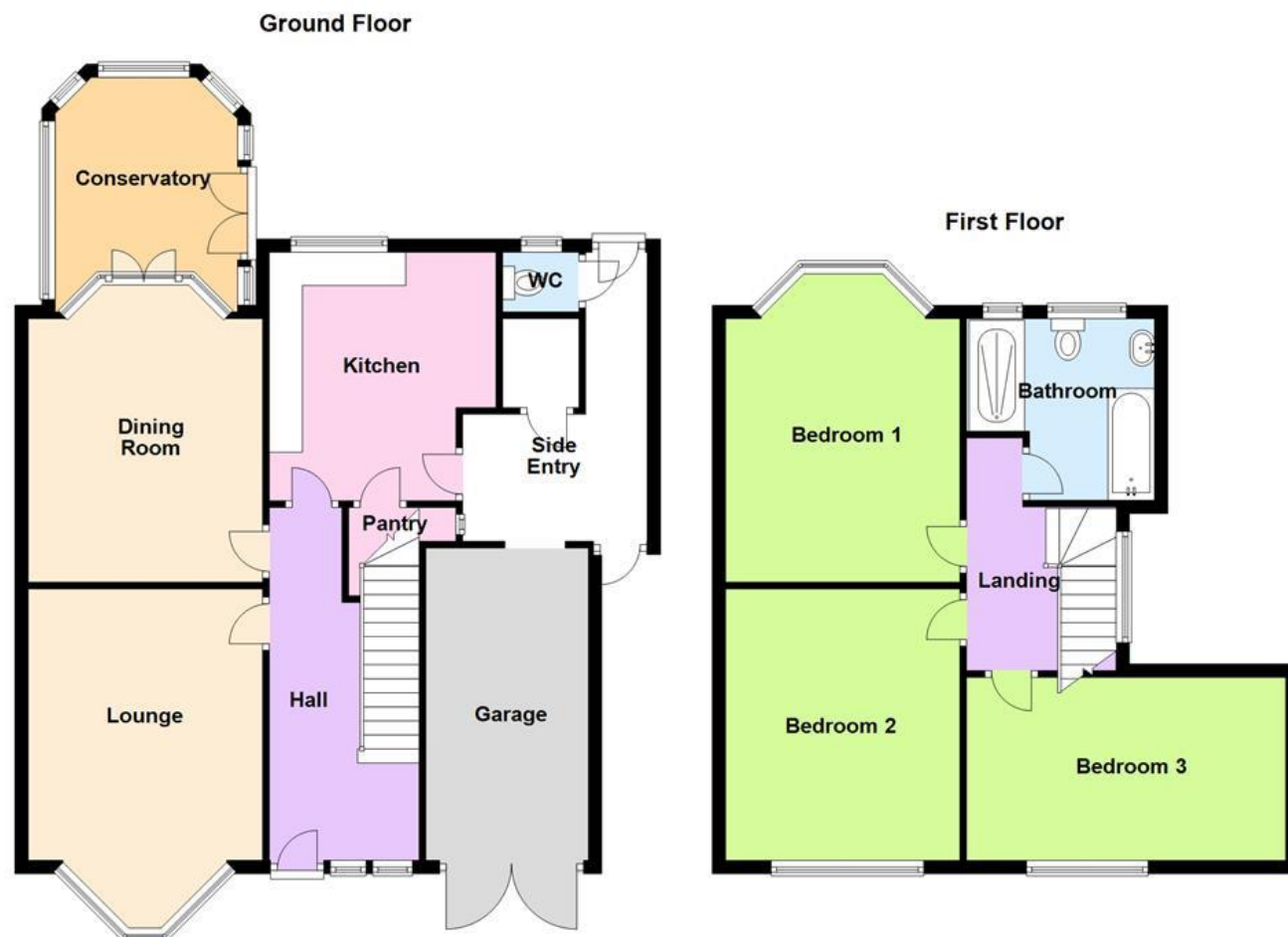
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Came on the market: 20th December 2024

Viewer's Note:

Services connected:
Council tax band: E
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

