



Highbridge Road, Boldmere
Sutton Coldfield, B73 5QU

Offers Over £315,000

Paul Carr Boldmere are delighted to offer this much extended bright and spacious period family home in a residential development adjacent to a range of amenities and demanding of early inspection to fully appreciate the quality of home on offer. The property benefits from being within one mile of commuter train stations and is on the cusp of public transport routes, being well served for high street shopping and a multitude of local schools.

The property is approached from the frontage having fore garden with entrance doorway leading into a bright front facing lounge. To the rear right a beautifully appointed fully fitted and extended family kitchen/dining room which has been created from an imaginative extension and features a range of high quality fitted units centre island all with integrated appliances. A separate guest cloakroom W.C. is provided. Separate access is provided to a dry cellar currently used for storage.

To the first floor two beautifully presented double bedrooms further accentuate together with a bright spacious family bathroom with 'claw foot' bath and full suite thereto.

The rear garden is laid to lawn with patio seating areas with wooden panel fencing to all sides and offers a tremendous entertainment space perfect for al-fresco dining.

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

Lounge 3.79m (12'5") x 2.78m (9'1")

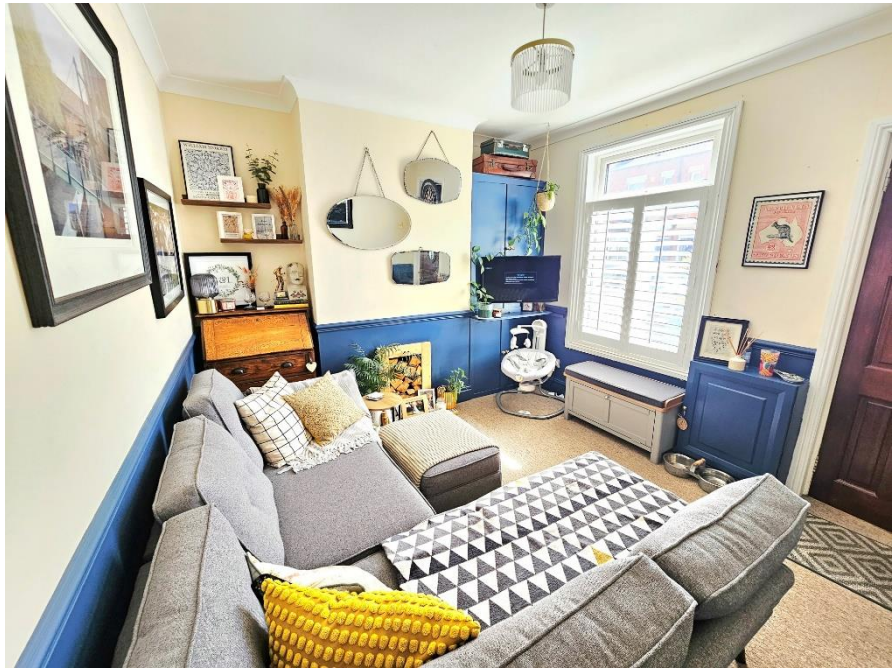
Kitchen/Diner 6.69m (21'11") x 3.75m (12'4")

Bedroom 1 3.79m (12'5") x 3.10m (10'2")

Bedroom 2 3.78m (12'5") x 3.71m (12'2")

Bathroom 1.99m (6'6") x 1.84m (6'0")





Floor Plan

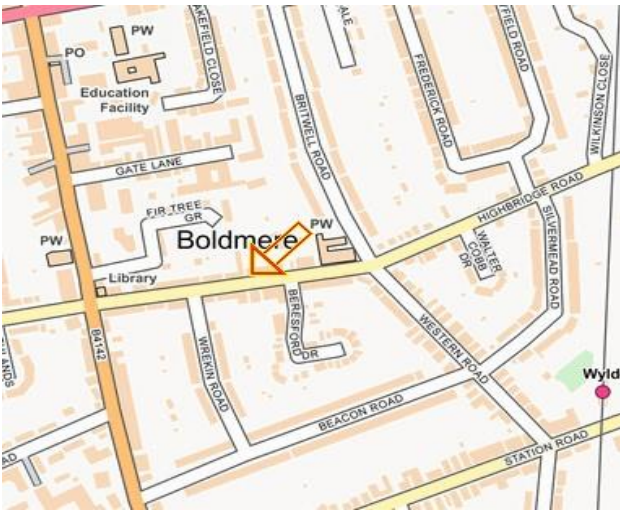
This floor plan is not drawn to scale and is for illustration purposes only

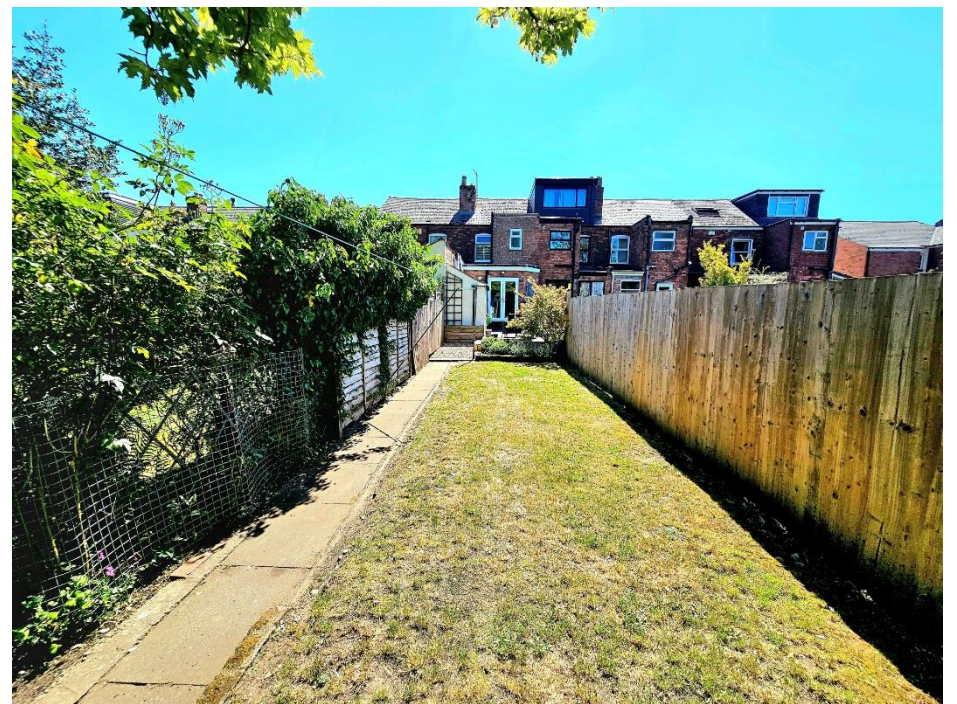
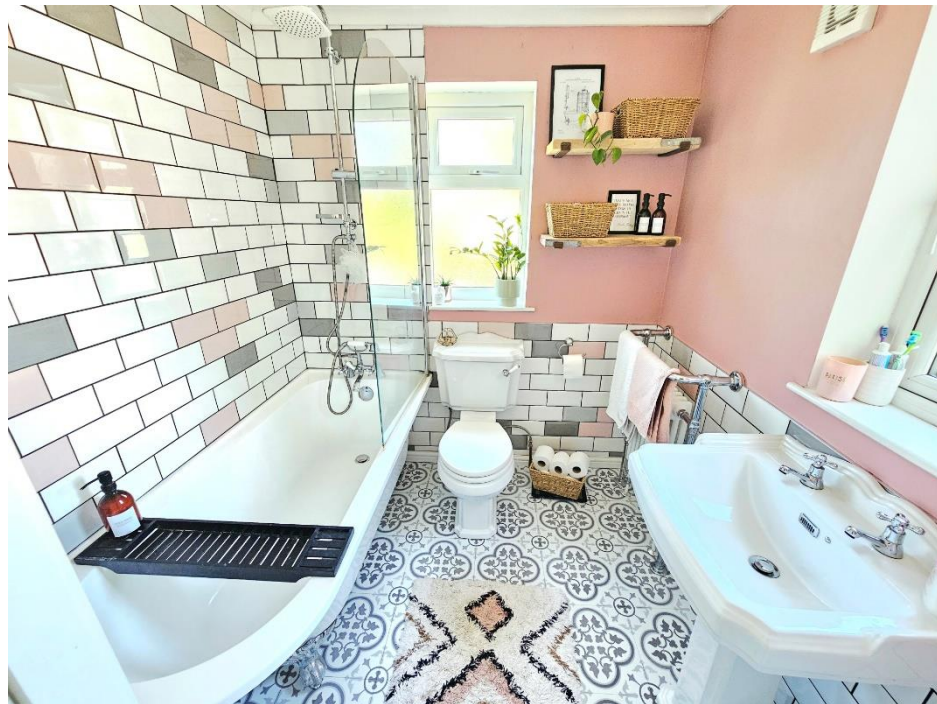


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 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: 19th May 2025