



Station Road, Boldmere  
Sutton Coldfield, B73 5JY

**£190,000**



# Boldmere

£190,000



OFFERED FOR SALE WITH VACANT POSSESSION - NO UPWARD CHAIN - EXTENDED LEASE Being well positioned with views across landscaped gardens, this delightful second floor apartment provides an excellent opportunity for both first time buyers, downsizers or investors alike.

The property on offer provides excellent arterial transport links to surrounding amenities whilst providing a quiet vista in an outstandingly well maintained and presented home.

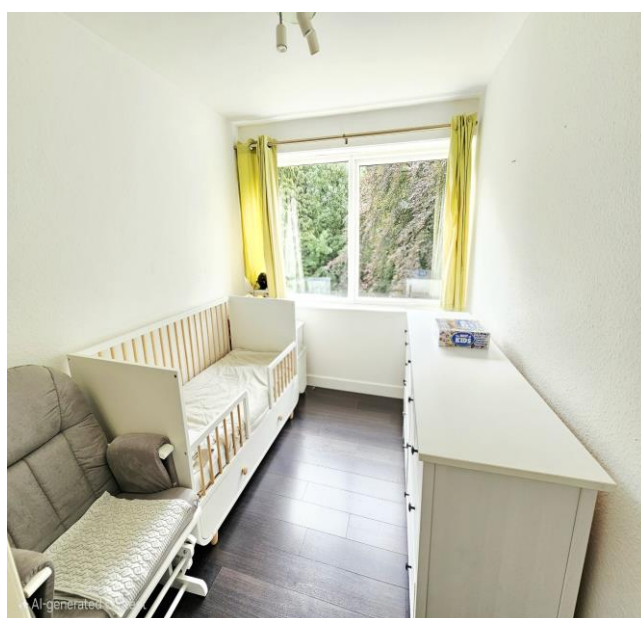
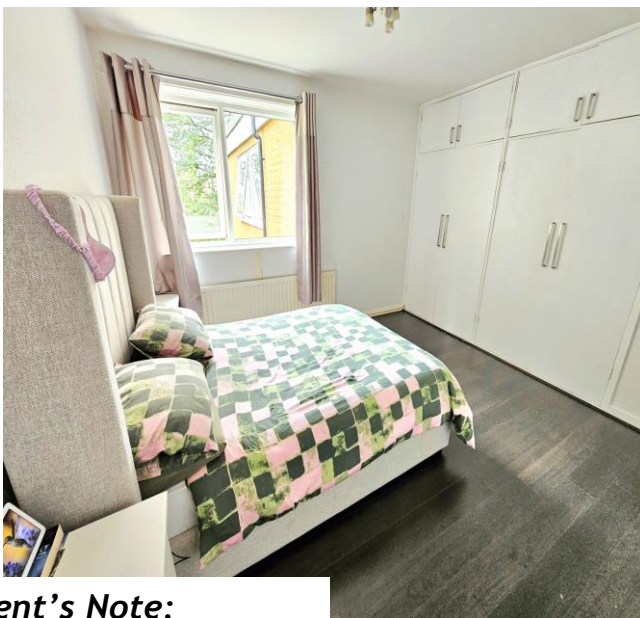
The property briefly comprises entrance hallway with lounge/dining room facing toward the picturesque, elevated views of the surrounding gardens, two bedrooms, a re-fitted contemporary bathroom and beautiful re-fitted kitchen are also provided.

In addition to the maintained grounds the property also benefits from a garage in a separate block.

Viewing is highly recommended via selling agents Paul Carr Boldmere.







## Property Specification

OFFERED FOR SALE WITH VACANT POSSESSION - NO UPWARD CHAIN - EXTENDED LEASE -VIEWING HIGHLY RECOMMENDED - IDEAL FOR FIRST TIME BUYERS OR INVESTORS

AN OUTSTANDING SECOND FLOOR APARTMENT - SPECTACULAR VIEWS OVER LOOKING ELEVATED VIEWS SPACIOUS LOUNGE DINER WITH VIEWS TO THE REAR GROUNDS

RE-FITTED CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES

TWO BEDROOMS, THE MASTER HAVING FITTED DOUBLE WARDROBES

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RE-FITTED CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES

SPACIOUS LOUNGE DINER WITH VIEWS TO THE REAR GROUNDS

BATHROOM WITH RE-FITTED MODERN WHITE SUITE

COMMUNAL PARKING GARAGE IN SEPARATE BLOCK

### 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: 30th July 2025

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

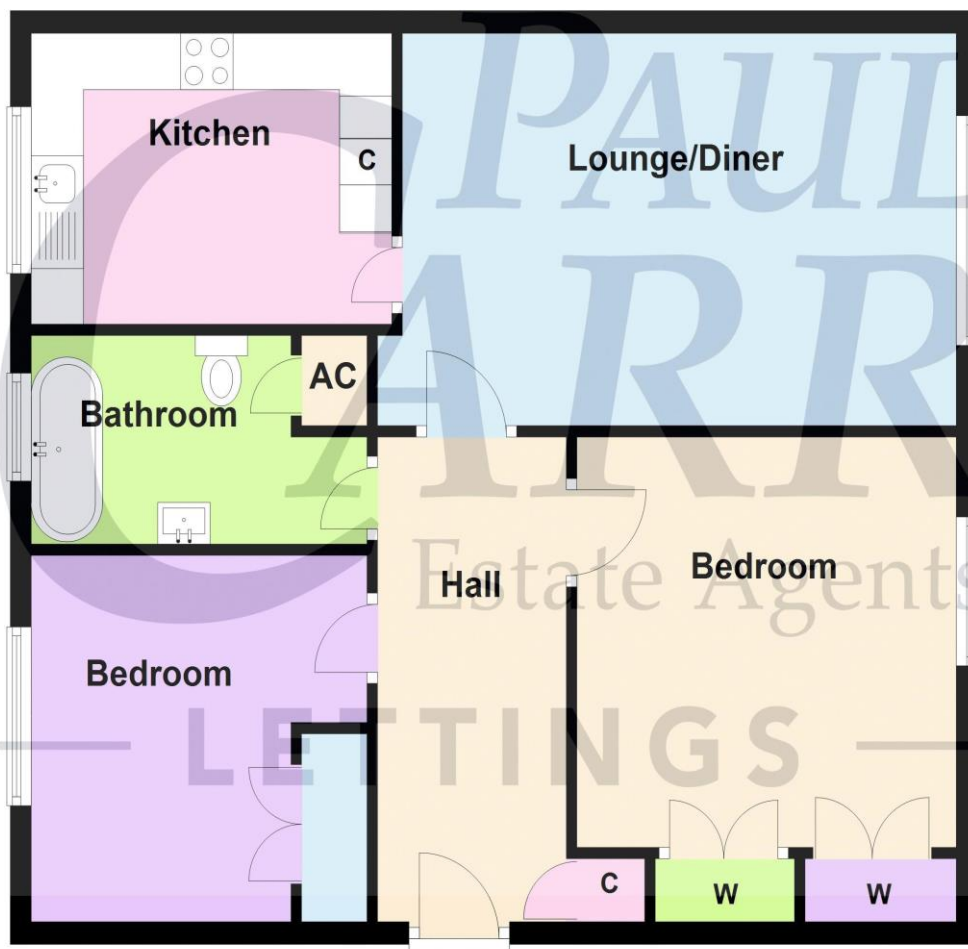
### Viewer's Note:

Services connected: all  
Council tax band: C  
Tenure: Leasehold extended lease to 2201 years remaining, lease from  
Ground Rent: £73  
Service Charge: £1894

# Floor Plan

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

## Second Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

