



Antrobus Road, Boldmere
Sutton Coldfield, B73 5EL

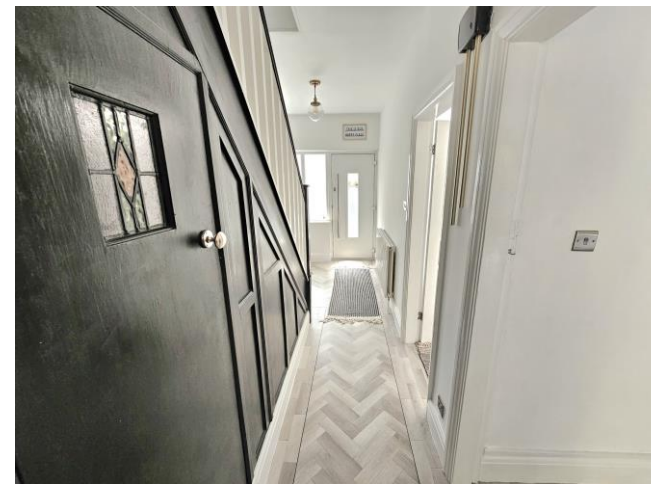
Offers in the Region Of £550,000

Boldmere

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Simply outstanding is the only way to describe this magnificent home. Offered for sale via Paul Carr Boldmere this immaculately presented, bright and spacious detached family home is positioned in a residential development of traditional properties built pre-war and consequently benefit from excellent plot size with definite 'curb appeal'. The property on offer benefits from being within a short distance of commuter train stations and is therefore on the cusp of public transport routes, the home on offer is well served for amenities ranging from high street shopping to a multitude of local schools. The property is approached via a sweeping driveway with dressed fore garden. The front doorway leads into a entrance hallway with stairs rising to the first-floor elevation, the hallway then leads into a bright and spacious contemporary separate family lounge with separate rear formal dining room. To the rear right-hand elevation is a beautifully appointed fully fitted kitchen/breakfast room featuring a range of high quality fitted units with integrated appliances, with centre positioned 'island', a utility with guest cloakroom W.C. lead off. To the first floor are four bedrooms the master bedroom and bright spacious family bathroom with full white suite. Please note the fourth bedroom is currently presented open plan to the landing and serves as a study/home office but could easily have door access provided. To the rear are delightful and expansive family gardens which are laid to lawn with patio seating areas and offer an outstanding entertainment area combined with a gladed copse all enclosed by wooden panel fencing to all sides. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.





Property Specification

BEAUTIFULLY APPOINTED FAMILY HOME PRESENTED TO THE HIGHEST ORDER AND WITHIN A DESIRED BOLDMERE LOCATION A WIDE RANGE OF AMENITIES TO HAND TO INCLUDE ROAD AND RAIL ACCESS TO BIRMINGHAM CITY CENTRE
SEPARATE LOUNGE AND DINING ROOMS - BEAUTIFULLY PRESENTED
FITTED BREAKFAST KITCHEN WITH UTILITY AND GROUND FLOOR GUEST W.C. OFF
FOUR BEDROOMS TO FIRST FLOOR (FOURTH BEDROOM USED AS A HOME OFFICE AND BEING OPEN PLAN CURRENTLY TO THE LANDING)

Entrance Hall

Dining Room

Lounge

Kitchen

Utility

WC

Garage

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4/Study

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: 6th August 2025

Viewer's Note:

Services connected: ALL
Council tax band: E
Tenure: Freehold years remaining, lease from
Other Charges: YES

Floor Plan

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



Energy Efficiency Rating



Map Location

