



Church Road, Boldmere  
Sutton Coldfield, B73 5GB

**£180,000**



# Boldmere

£180,000

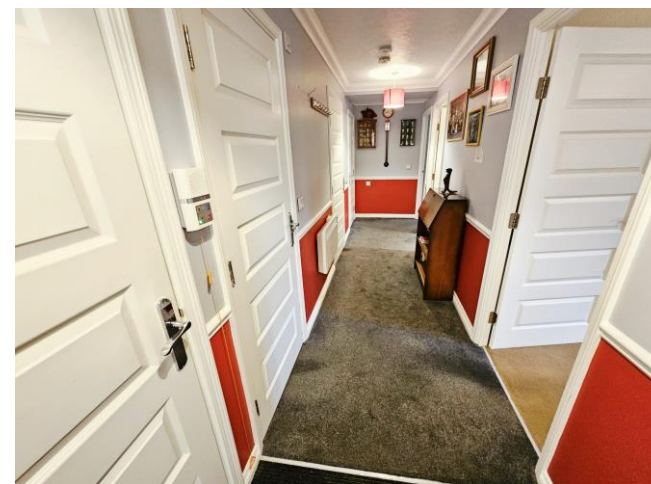


This superbly located ground floor retirement apartment offers two spacious double bedrooms and is available with no onward chain.

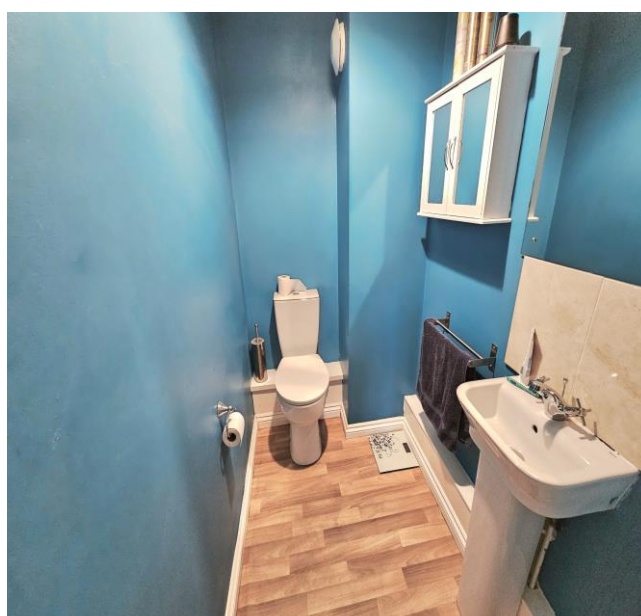
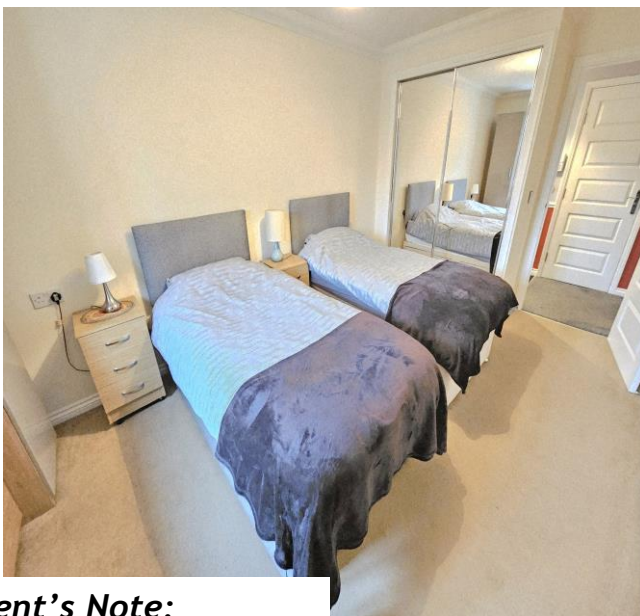
Set within a managed development with lift access, the property is ideal for those seeking comfort, convenience and community. The bright and inviting lounge features a charming fireplace, while the contemporary, fully fitted kitchen boasts integrated appliances to include a dishwasher and washing machine. A modern shower room is complemented by an additional storage/airing cupboard, providing practical space having an additional guest W.C. Residents enjoy access to a welcoming lounge, as well as a well-being suite, separate laundry and communal parking all set within the landscaped grounds.

Ideally situated close to Boldmere High Street and nestled in the picturesque setting near St Michael's Church, this apartment truly must be seen to be appreciated. Early viewing is highly recommended.

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.







## Property Specification

OFFERED WITH NO ONWARD CHAIN - CLOSE PROXIMITY  
TO BOLDMERE CENTRE  
GENEROUSLY SIZED LIVING ROOM  
FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES  
TO INCLUDE WASHING MACHINE AND DISHWASHER  
TWO SPACIOUS DOUBLE BEDROOMS ONE WITH WITH  
BUILT-IN WARDROBES  
FITTED SHOWER ROOM

Hallway  
Bedroom 1 4.90m (16'1") max x 3.00m (9'10")  
Bedroom 2 4.93m (16'2") x 2.51m (8'3")  
Lounge/Diner 6.05m (19'10") x 3.30m (10'10")  
Kitchen 2.36m (7'9") x 2.35m (7'9")  
Shower Room  
WC  
Cupboard

### 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 December 2025

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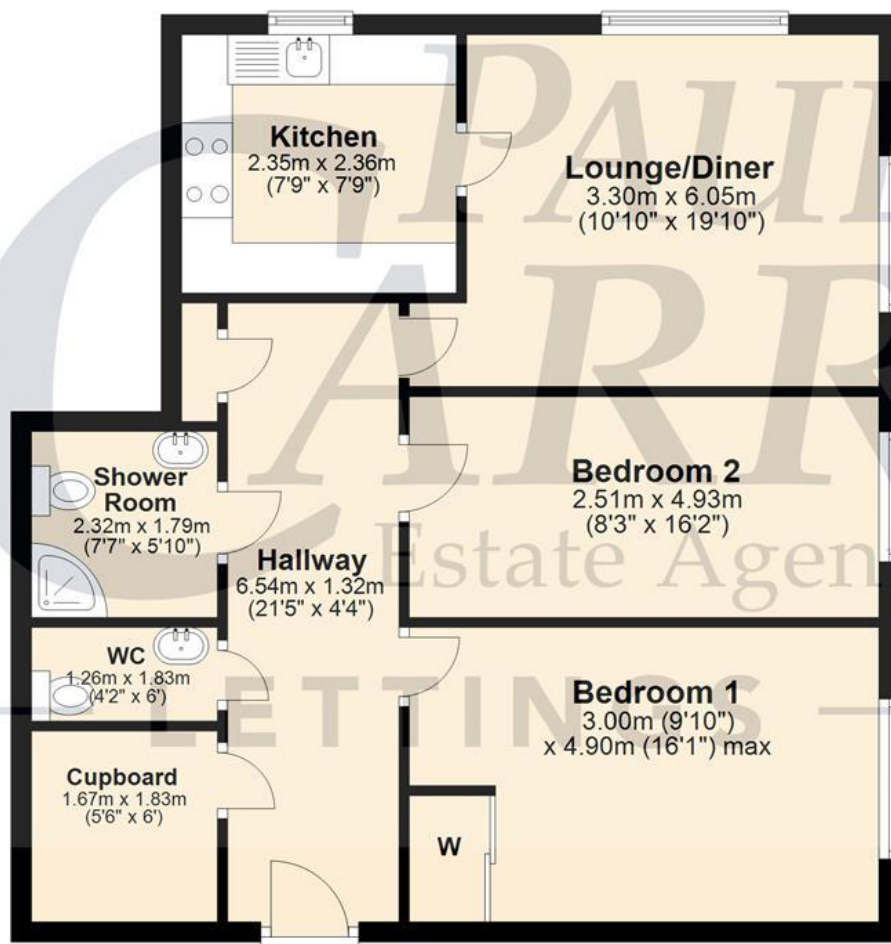
### Viewer's Note:

Services connected:  
Council tax band: D  
Tenure: Leasehold years remaining, lease from 1st May 2013  
Ground Rent: £702  
Service Charge: £3741  
Restrictions: Age Over 55

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

