



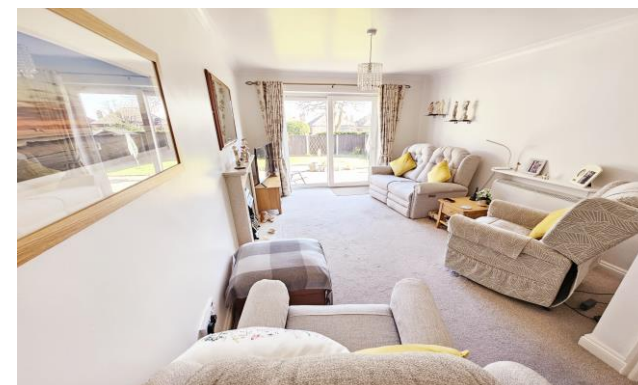
Welshmans Hill,  
Sutton Coldfield, B73 6RE

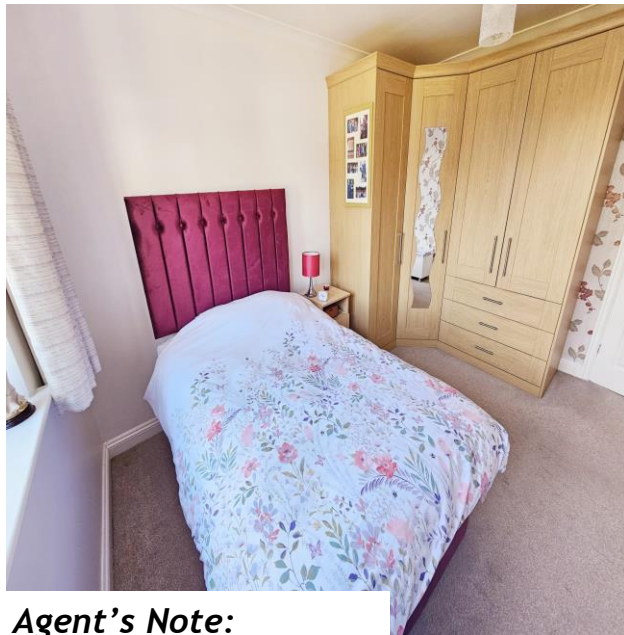
Offers in the region of £240,000

## Offers in the Region Of £240,000

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Offered for sale in a most sought after location within the parameters of Boldmere/New Oscott borders and offering walking distance to the high street with its abundance of shops, stores and supermarkets as well as arterial road and rail access to Birmingham City Centre, this spacious contemporary two bedroom semi detached bungalow is ideal opportunity for those looking to downsize but still have a quality home providing a range of amenities immediately to hand the property briefly offers; off road parking to the frontage, entrance hallway, good size lounge diner, master double bedroom, front facing double bedroom and front facing kitchen with bathroom with high quality walk-in shower suite, a easterly facing rear garden is laid to lawn with herbaceous borders and patio thereto. Viewing is via Paul Carr Boldmere for proceedable purchasers only and strictly by appointment.





### 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: 29th December 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.

## Property Specification

A MOST BEAUTIFULLY MAINTAINED AND PRESENTED HOME  
AVAILABLE FOR OVER 55'S ONLY  
CLOSE TO LOCAL AMENITIES TO INCLUDE SHOPS, STORES,  
SUPERMARKETS  
ARTERIAL ACCESS BY ROAD AND RAIL TO BIRMINGHAM  
SPACIOUS LOUNGE DINER

Kitchen 3.05m (10') x 2.00m (6'7")

Lounge/Dining Room 5.94m (19'6") x 3.05m (10') max

Bedroom 1 3.87m (12'8") x 3.14m (10'4")

Shower Room

Bedroom 2 3.14m (10'4") x 2.32m (7'7")

Entrance Hall

A/C

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### Viewer's Note:

Services connected: ELEC, WATER DRAINAGE  
Council tax band: C  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions: N/A

# 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		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

