



Morven Road, Boldmere  
Sutton Coldfield, B73 6NE

{prop\_price\_text}



# Boldmere

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4  2  1 

This stunning characterful and extended four bed detached home is offered for sale with VACANT POSSESSION - AND NO UPWARD CHAIN. Occupying a convenient and coveted location set within close proximity of many sought after amenities including desirable schools, parks and transport links with popular shopping destinations nearby.

Accessed via an enclosed porch, the ground floor accommodation includes a generous lounge and dining room. Leading off the dining room is access through and into a 'high end' fitted kitchen offering a range of integrated appliances with utility and guest W.C. off. To the right-hand rear elevation is a sitting/morning room offering magnificent views over the rear garden with sliding patio doors thereto.

To the first floor the four spacious bedrooms which are complimented by a family bathroom and additional shower room.

The property also provides a substantial driveway for off road parking and a double garage with separate entry doors.

To the rear of the property there is a fabulous landscaped garden having a patio with herbaceous borders and expansive lawned area, the plot in all extending to 0.19 acres.

Early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment. ALL APPOINTMENTS ARE VIA PAUL CARR BOLDEMERE FOR PROCEEDABLE PURCHASERS.

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 FOR SALE WITH NO UPWARD CHAIN & VACANT POSSESSION UPON COMPLETION  
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND  
AN OUTSTANDING DETACHED FAMILY HOME FITTED TO HIGH STANDARD THROUGHOUT OCCUPYING IN ALL A 0.19 ACRES PLOT  
FRONT FACING BRIGHT AND SPACIOUS LOUNGE OPENING INTO A DELIGHTFUL REAR DINING ROOM  
FITTED KITCHEN WITH A RANGE OF MATCHING HIGH END QUALITY BASE AND WALL UNITS

Hallway 4.89m (16'1") x 1.98m (6'6")

Lounge 4.89m (16'1") x 3.55m (11'8")

Porch

Dining Room 5.54m (18'2") x 3.48m (11'5")

Kitchen 3.31m (10'10") x 3.01m (9'10")

Garage

Utility 4.04m (13'3") max x 2.24m (7'4")

Sitting Room 3.35m (11') x 3.04m (10')

Landing

Bedroom 1 3.68m (12'1") x 3.49m (11'5") plus 0.04m (0'2") x 0.04m (0'2")

Bedroom 2 3.98m (13'0") x 3.55m (11'8") plus 0.4m (0'2") x 0.04m (0'2")

Bedroom 3 4.28m (14'1") x 2.75m (9') plus 0.04m (0'2") x 0.04m (0'2")

Bedroom 4 4.11m (13'6") x 2.37m (7'9") plus 0.04m (0'2") x 0.04m (0'2")

Bathroom 3.33m (10'11") x 2.81m (9'2") plus 0.04m (0'2") x 0.04m (0'2")

### 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: 12th January 2026

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### Viewer's Note:

Services connected: ALL

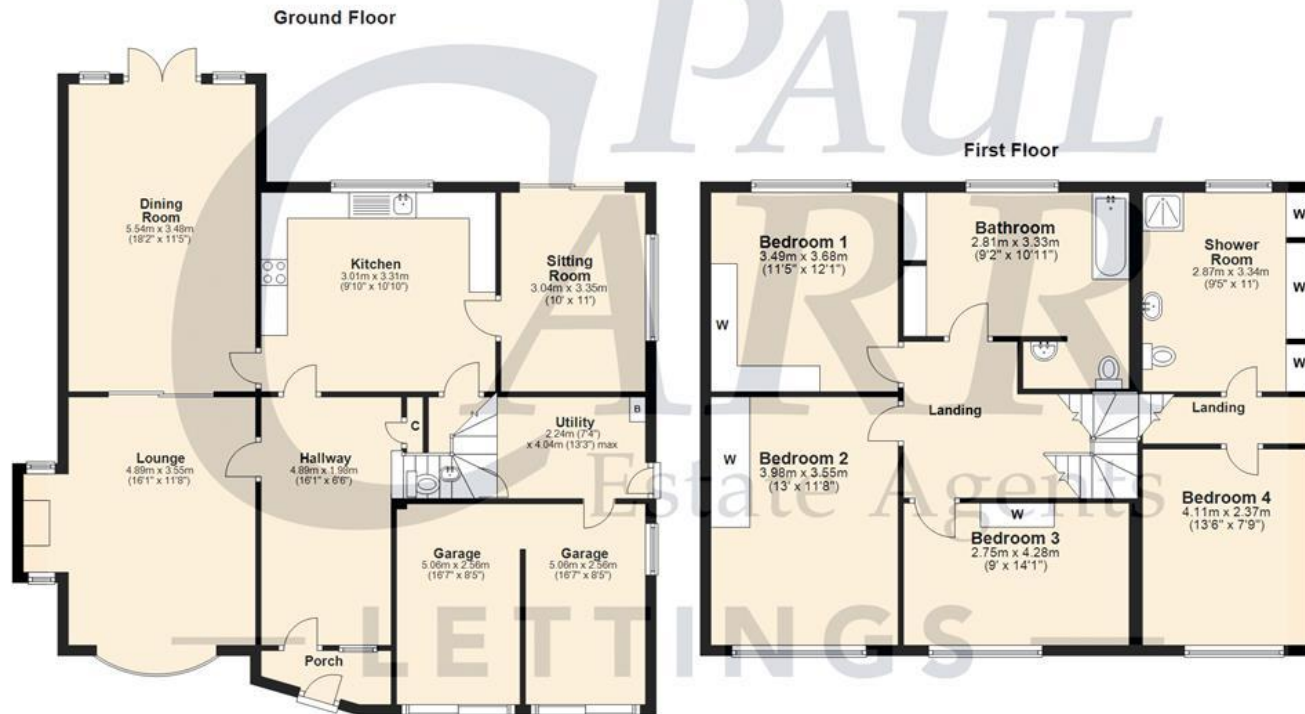
Council tax band: F

Tenure: Freehold

# Floor Plan

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

Energy Efficiency Rating



Map Location