



Wedmore Road, Boldmere
Sutton Coldfield, B73 5SG

£440,000



front-after cul-de-sac
schooling, shops and
four bed home
buyers.

Accessed via an entrance hall with stairs to the first floor, the ground floor accommodation includes an attractive lounge, dining room/ kitchen with a range of integrated appliances and separate guest WC.

To the first floor there are four bedrooms and a family bathroom, with the master bedroom having an en-suite shower room.

Outside a driveway provides off-road parking and access to the side garage /utility.

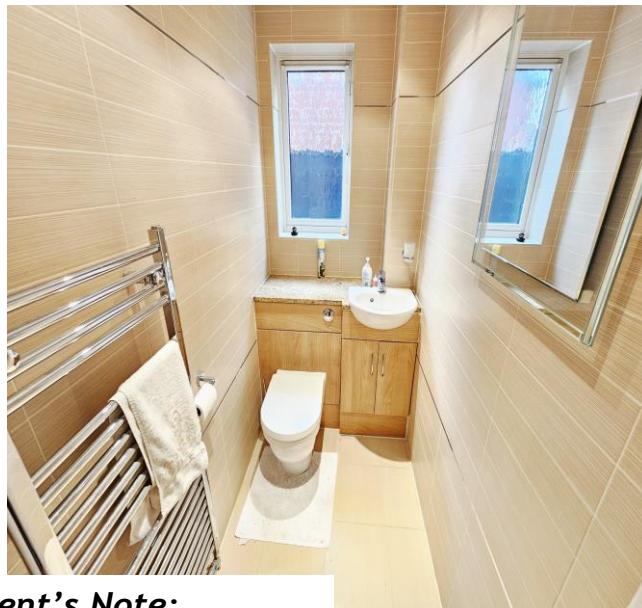
To the rear elevation South Westerly facing lawned gardens provide an ideal retreat for entertainment with feature patio ideal for summer al-fresco dining.

Offering the advantage off no onward chain the property must be viewed at the earliest opportunity to avoid disappointment.

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 AND VACANT POSSESSION UPON COMPLETION
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND
CUL-DE-SAC POSITION WITHIN WALKING DISTANCE TO BOLDMERE HIGH STREET
FRONT FACING BRIGHT AND SPACIOUS LOUNGE
FITTED CONTEMPORARY WHITE KITCHEN WITH INTEGRATED APPLIANCES

**Lounge 4.06m (13'4") x 3.83m (12'7")
WC**

**Kitchen/Diner 5.93m (19'5") x 2.74m (9')
Entrance Hall
Store
Garage/ Lean-to 5.39m (17'8") x 2.34m (7'8")
Porch**

**Bedroom 1 4.20m (13'9") x 2.90m (9'6")
En-suite 2.90m (9'6") x 1.63m (5'4")
Bedroom 3 5.21m (17'1") x 2.36m (7'9")
Bathroom 2.37m (7'9") x 2.00m (6'7")
Bedroom 2 3.26m (10'8") x 3.02m (9'11")C
Bedroom 4 3.07m (10'1") x 1.53m (5')**

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: 9th January 2026

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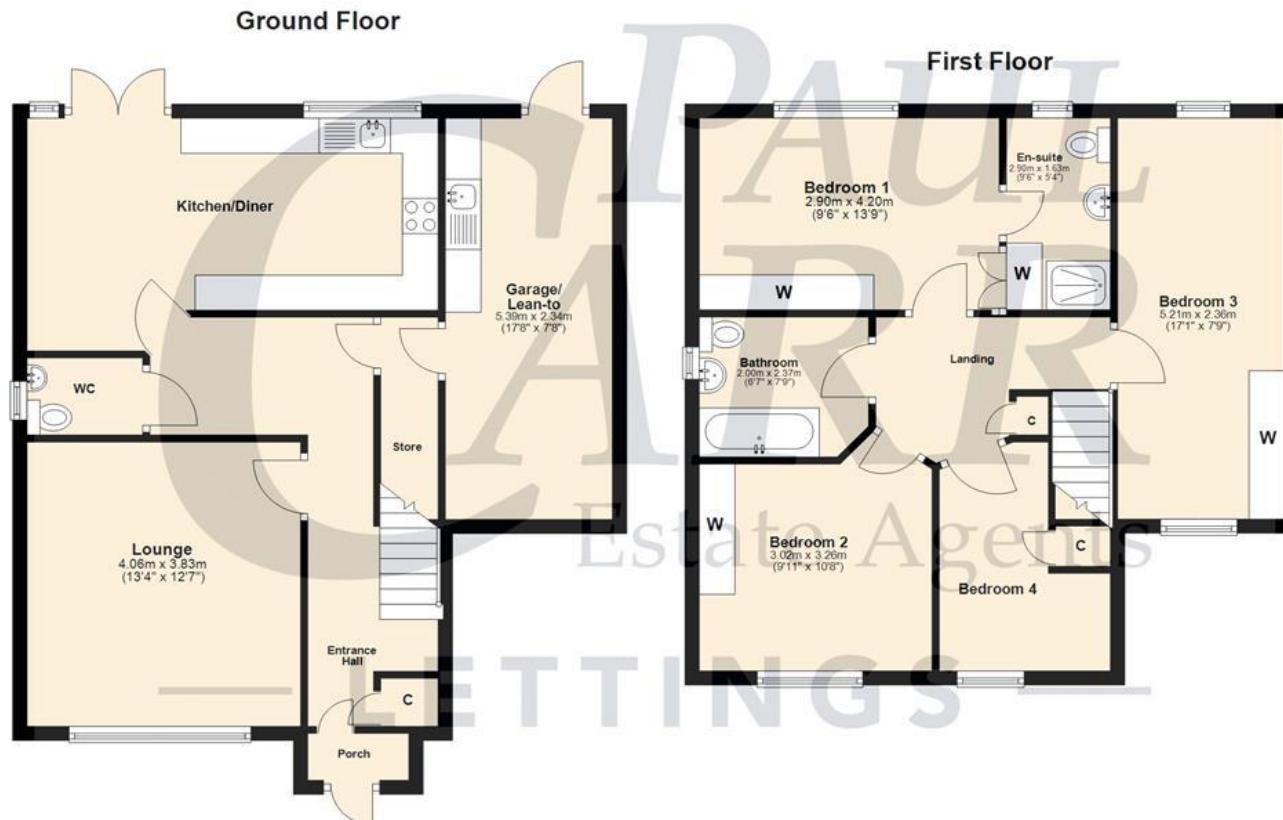
Viewer's Note:

Services connected: All
Council tax band: E
Tenure: Freehold
Other Charges: yes

Floor Plan

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

Energy Efficiency Rating



Map Location