

**The Boulevard, Sutton Coldfield, B73 5JB**

**£450,000**

**Council Tax Band:**



**\*\*A VERY DESIRABLE THREE BEDROOM SEMI-DETACHED FAMILY HOME\*\*AMAZING LOCATION: THE BOULEVARD, SUTTON COLDFIELD\*\* EXCELLENT TRANSPORT LINKS\*\*TWO RECEPTION ROOMS\*\*A SEPARATE MODERN FITTED KITCHEN AND BREAKFAST ROOM\*\*UTILITY AREA\*\*DOWNSTAIRS SHOWER ROOM\*\*ON THE FIRST FLOOR THERE ARE THREE BEDROOMS, A FAMILY BATHROOM AND A SEPARATE WC\*\*OFF ROAD PARKING\*\*LARGE REAR GARDEN\*\* COUNCIL TAX BAND E\*\***

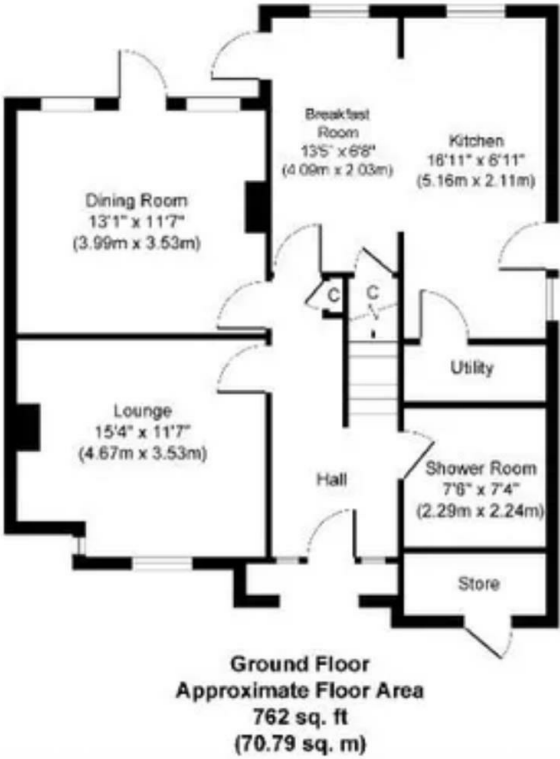
This is a very desirable three-bedroom semi-detached property located in the sought after area of The Boulevard, Sutton Coldfield. Spanning an impressive 1,413 square feet, the property boasts two reception rooms, a separate kitchen and breakfast room, three bedrooms and two bathrooms (one downstairs shower room), making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen and breakfast room create a warm and welcoming atmosphere, perfect for family gatherings. Additionally, the convenience of a downstairs shower room enhances the practicality of this lovely home.

On the first floor there are three bedrooms, a family bathroom and a separate WC.

- Lounge Reception Room One: 4.67m x 3.53m (15' 4" x 11' 7")
- Dining Reception Room Two: 3.99m x 3.53m (13' 1" x 11' 7")
- Breakfast Room: 4.00m x 2.03m (13' 5" x 6' 8")
- Fitted Modern Kitchen: 5.16m x 2.11m (16' 11"x 6' 11")
- Downstairs Shower Room: 2.29m x 2.24m (7' 6" x 7' 4")

- First Floor
- Bedroom One: 3.99m x 3.56m (13' 1" x 11' 8")
  - Bedroom Two: 3.81m x 3.56m (12' 6" x 11' 8")



Open House Birmingham North West



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 82        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 50                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |