



## The Boulevard, , Sutton Coldfield, B73 5JQ

- Much sought after location
- Good sized mature garden
- No upward chain
- Vast extension potential subject to planning
- Traditional semi detached
- Two reception rooms
- Gas central heating and double glazing
- Council Tax band E

**£429,500**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# The Boulevard, , Sutton Coldfield, B73 5JQ



Situated on one of Wylde Green's most sought-after addresses, with no upward chain and requiring certain refurbishment and modernisation, this beautifully located, spacious traditional freehold semi-detached family home also offers incredible extension potential, subject to planning permission.

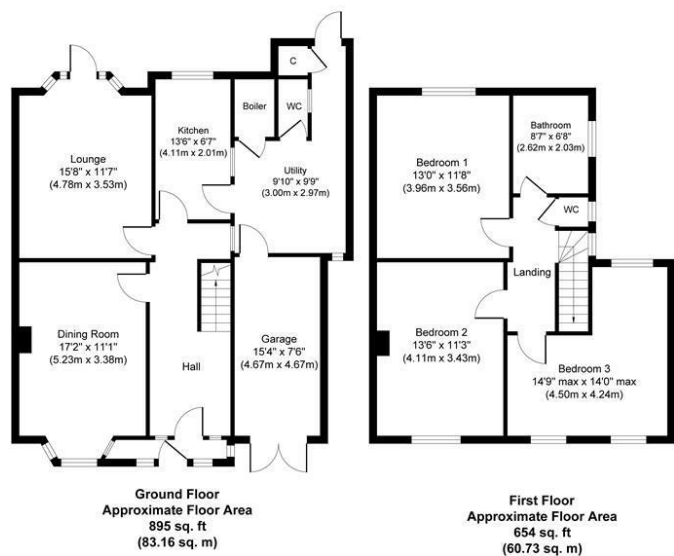
Well-located for Sutton Coldfield amenities including Wylde Green & Boldmere shopping, two railway stations and Sutton Park, this gas centrally heated and double-glazed accommodation must be viewed and briefly comprises; enclosed porch, spacious reception hall with oak floor, two good reception rooms with feature bay window to front, kitchen, large utility with WC, cupboard housing replacement Worcester boiler and additional storage cupboard and downstairs is completed with a garage. First floor; three double bedrooms (bedroom three with sloping ceilings and restricted head height) family bathroom and separate WC.

Outside, front garden with block paved drive approach and good sized mature rear garden with wide patio lawn, hedge and fenced surround.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Viewings

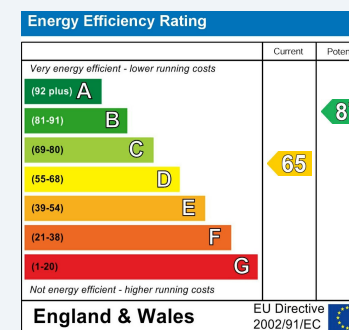
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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