

**47 Boswell Road, Sutton Coldfield, B74 2NQ**

**£650,000**

**Property Images**



## Property Images



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## Property Images



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Total floor area 160.6 sq.m. (1,729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

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

## Map



## Summary

This superbly extended, modernised and refurbished, traditional family semi-detached home occupies a very convenient location, approached from Lichfield Road; at the front of the cul de sac, adjacent to Bishop Vesey Grammar School sports field, within walking distance of Sutton's amenities and Sutton Coldfield railway station. Occupying a wide plot, offering possible future development potential (subject to planning), the property, with side annexe is ideal for extended family, elderly relative or teenagers suite.

Offering gas central heating and double glazing, this characterful, immaculate home briefly comprises;

Covered porch, spacious hall, guests cloaks with white suite, lounge with fireplace and bay to front, dining room with wood burner, kitchen/family/breakfast room with underfloor heating, superb full height windows and patio door to garden. The refitted kitchen has quartz tops, built-in oven, hob, extractor and dishwasher. Inner hall with door to garage and separate utility with stairs leading to bedroom 1 with cupboard and white shower room ensuite. First floor, 3 excellent bedrooms, bedroom 2 with full-width wardrobes, family bathroom with shower over bath and twin sinks.

Outside, garage having Worcester combi boiler, front lawn with shrub screening and pebbled driveway providing ample parking. Private, mature rear garden with patio, lawn, screening trees, shrubs and gated side access.

## Features

- Outstanding traditional semi-detached
- Four excellent bedrooms
- Well appointed family bathroom
- Super shower room ensuite
- Two fabulous reception rooms
- Magnificent kitchen/family room
- Huge extension and development potential
- Garage and utility
- Much sought after location
- Council Tax Band D