



Melrose Avenue, Boldmere  
Sutton Coldfield, B73 6NS

Offers in the Region Of £550,000

# Boldmere

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Simply outstanding is the only way to describe this magnificent Boldmere home. Offered for sale with VACANT POSSESSION UPON COMPLETION WITH NO UPWARD CHAIN this immaculately presented, bright and spacious detached family home is positioned in a residential development of traditional properties built pre-war and consequently benefits from excellent plot size with definite 'curb appeal'.

The property on offer benefits from being within a short distance of Sutton Park and within a mile of commuter train stations and is on the cusp of public transport routes. The home on offer is well served for amenities ranging from high street shopping to a multitude of local schools.

The property is approached from the frontage and offer an expansive on/off driveway. The front doorway leads into a vestibule/which then leads into a spacious entrance hallway with guest W.C. and entry to the fore into a bright and spacious room. To the rear elevation is a beautifully appointed and extended family lounge with magnificent views over the glorious rear landscaped gardens, Separate entry is provided off the left-hand elevation of the hallway to a fully fitted kitchen featuring a range of high quality fitted units with integrated appliances and a utility veranda leads off. Off the right hand of the vestibule is a garage conversion which now offers a large study or optional fourth bedroom, a storeroom/workshop then leads off.

To the first floor are three double bedrooms and a bright spacious family bathroom.

The sumptuous rear gardens are laid to lawn with patio seating areas and offer an outstanding display of landscaped grounds with herbaceous borders thereto and with panel fencing to all sides. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.

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  
 AN OUTSTANDING DETACHED HOME FITTED TO HIGH STANDARD THROUGHOUT  
 LOCATED WITH A FEW HUNDRED YARDS OF SUTTON PARK - A WELL SOUGHT RESIDENTIAL ADDRESS  
 SHOPS, SCHOOLS WITH ROAD AND RAIL LINKS WITHIN SHORT DISTANCE  
 EXTENDED BRIGHT REAR LOUNGE, FRONT FACING SEPARATE DINING ROOM



### Entrance Hallway

Drawing Room 3.64m (11'11") x 3.43m (11'3")  
 Kitchen 3.81m (12'6") x 2.40m (7'10")  
 Extended lounge 6.02m (19'9") x 0.39m (1'4")  
 Store Room 6.81m (22'4") x 2.60m (8'6") max  
 Study/ Bed 4 5.58m (18'4") x 2.60m (8'6")  
 WC 3.06m (10'1") x 1.20m (3'11")  
 Utility/ Veranda 9.21m (30'2") x 0.95m (3'1")

### Landing

Bedroom 1 3.66m (12') x 3.43m (11'3") plus 0.44m (1'5") x 0.44m (1'5")  
 Bathroom 2.37m (7'9") x 1.67m (5'6") plus 0.44m (1'5") x 0.44m (1'5")  
 Bedroom 3 3.38m (11'1") x 2.58m (8'6") plus 0.44m (1'5") x 0.44m (1'5")  
 Bedroom 2 3.95m (13') x 3.65m (12') plus 0.44m (1'5") x 0.44m (1'5")  
 WC 2.00m (6'7") x 0.82m (2'8")

### 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: 10th February 2026

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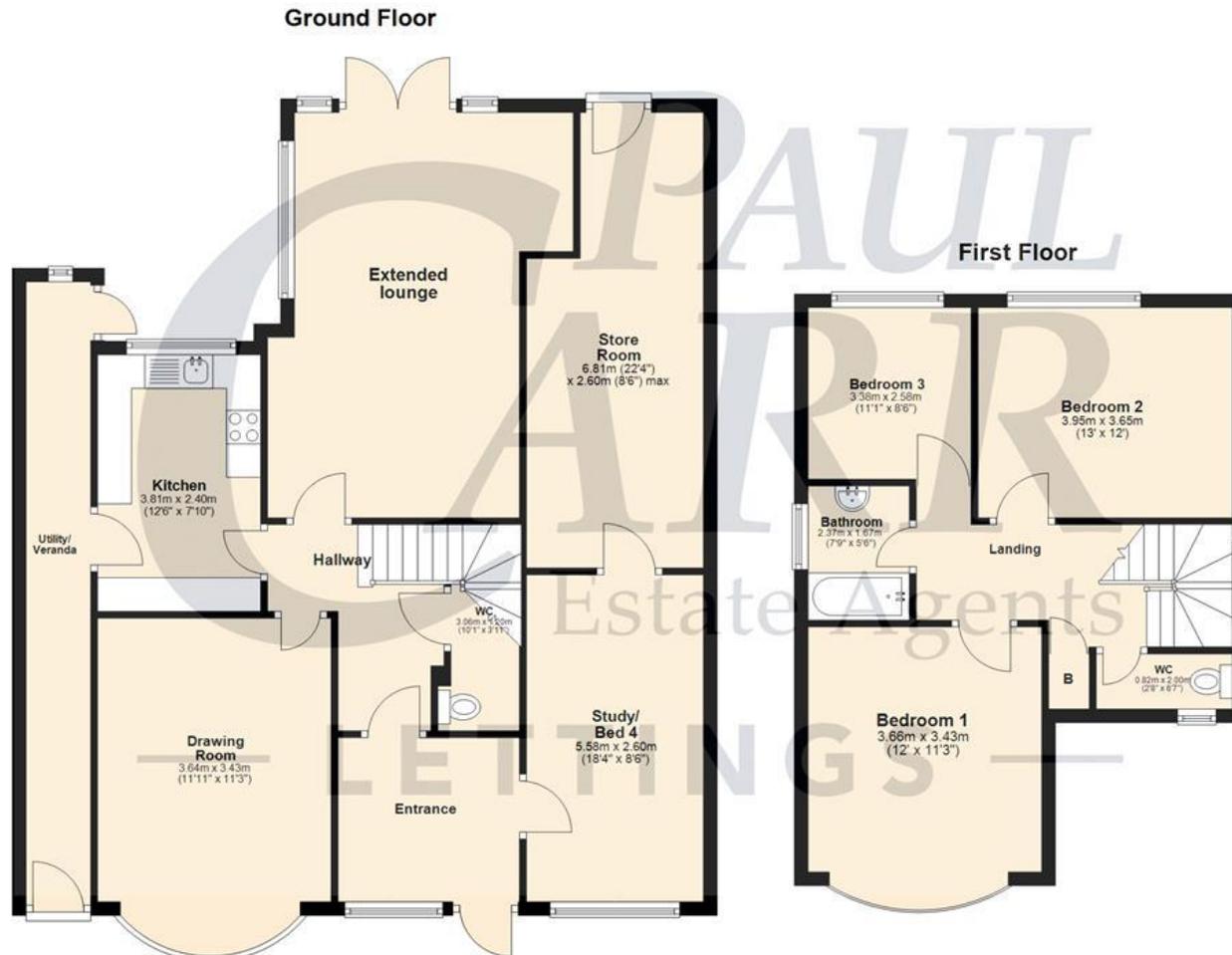
### Viewer's Note:

Services connected: ALL  
 Council tax band: E  
 Tenure: Freehold  
 Restrictions: N/A  
 Other Charges: YES

# Floor Plan

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

# Energy Efficiency Rating



# Map Location

