



The Boulevard,  
Sutton Coldfield, B73 5JB

Offers in Excess of £470,000

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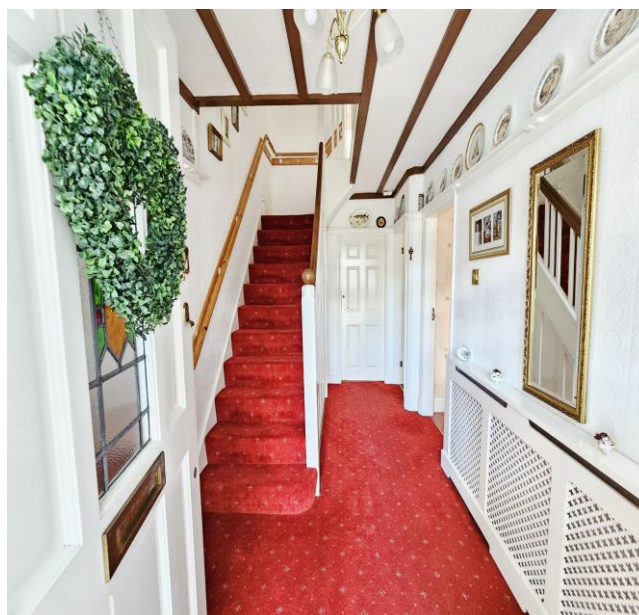
Offered for sale via Paul Carr Sutton Coldfield Office - this immaculately presented bright and spacious semi-detached extended family home is positioned in a residential development in the heart of one the most sought after locations in Sutton and demands viewing to fully appreciate the quality and scope of the home on offer. The property benefits from being within short distance 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 via a driveway with dressed fore garden. The front doorway leads into a spacious entrance hallway with stairs rising to the first floor elevation. The hallway then leads into a bright and spacious contemporary dining room to the fore, with a separate extended family lounge to the rear, off the rear of the hallway is a well appointed fully fitted extended contemporary family kitchen offering a dining/breakfast area and featuring a range of fitted base and wall units with separate utility having ground floor guest W.C. leading off and internal door entry to the garage. To the first floor are four bedrooms, the master bedroom having fitted wardrobes together with a bright spacious family bathroom with separate W.C. To the rear the gardens offer a landscaped Westerly facing perspective having a dressed patio with seating areas, large lawned area, beautifully dressed herbaceous borders and with wooden panel fencing to all sides, the plot overall occupying some 0.10 acres. Parking is to the fore and integral garage. Viewing is highly recommended and is strictly by appointment via Paul Carr Boldmere.





## Property Specification

AN OUTSTANDING FOUR BEDROOM FAMILY HOME SET WITHIN A MOST DESIRED RESIDENTIAL LOCATION ON THE CUSP OF SUTTON TOWN CENTRE AND OFFERING A WEALTH OF AMENITIES ROAD AND RAIL ROUTES WITHIN SHORT DISTANCE TO BIRMINGHAM CITY CENTRE AND BEYOND TO THE GROUND FLOOR THE PROPERTY AFFORDS AN EXTENDED FAMILY LOUNGE AND FORMAL DINING ROOM AN EXTENDED FAMILY DINING KITCHEN WITH LATTERN CEILING AND BI-FOLDS TO THE GARDEN IS OFFERED PROVIDING A DELIGHTFUL AND CONTEMPORARY FAMILY ENTERTAINMENT SPACE FEATURING HIGH QUALITY RANGE OF FITTED UNITS



Porch  
Hall  
Kitchen 5.18m (17') x 3.00m (9'10")  
Utility 2.30m (7'7") x 1.77m (5'10")  
WC  
Lounge 5.82m (19'1") x 3.56m (11'8")  
Dining Room 3.99m (13'1") x 3.38m (11'1")  
Garage

Landing  
Airing Cupboard  
Bedroom 3 2.84m (9'4") x 2.60m (8'6")  
Bedroom 1 3.96m (13') x 3.60m (11'10")  
Bedroom 2 4.10m (13'5") x 2.84m (9'4")  
Bedroom 4 4.00m (13'1") max x 3.41m (11'2")

### 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: 2nd October 2025

### Viewer's Note:

Services connected: All  
Council tax band: E  
Tenure:

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

