



**Boldmere Road, Boldmere  
Sutton Coldfield, B73 5EY**

**Offers in the Region Of £167,500**



# Boldmere

Offers in the Region Of £167,500



OFFERED FOR SALE WITH NO UPWARD CHAIN  
VACANT POSSESSION UPON COMPLETION

Delightfully refurbished to an exceptionally high standard, this first floor two bed flat occupies an enviable and convenient location set within close proximity of local shops and a superior transport network.

The property boasts an extended lease, and the accommodation includes a welcoming hall with doors off to a well-proportioned living room, with balcony off, a fitted kitchen, two bedrooms and a refitted bathroom.

An early viewing is essential to avoid disappointment. All viewings are by appointment only and via Paul Carr Boldmere Office.

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 AND  
VACANT POSSESSION UPON COMPLETION  
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO  
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND  
BEYOND  
EXCELLENT LIVING ROOM WITH OPEN PLAN DINING AREA  
LUXURY FULLY FITTED DINING KITCHEN WITH  
APPLIANCES THERETO  
TWO DOUBLE BEDROOMS

Bedroom 1 3.91m (12'10") x 2.82m (9'3")  
Lounge/Diner 6.19m (20'4") x 3.89m (12'9")  
Bedroom 2 2.73m (8'11") x 2.43m (8')  
Kitchen 2.73m (8'11") max x 2.14m (7')  
Bathroom  
Entrance Hall  
Bedroom 1 3.91m (12'10") x 2.82m (9'3")  
Lounge/Diner 6.19m (20'4") x 3.89m (12'9")  
Bedroom 2 2.73m (8'11") x 2.43m (8')  
Kitchen 2.73m (8'11") max x 2.14m (7')  
Bathroom  
Entrance Hall

### 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: 27th January 2026

**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.

### Viewer's Note:

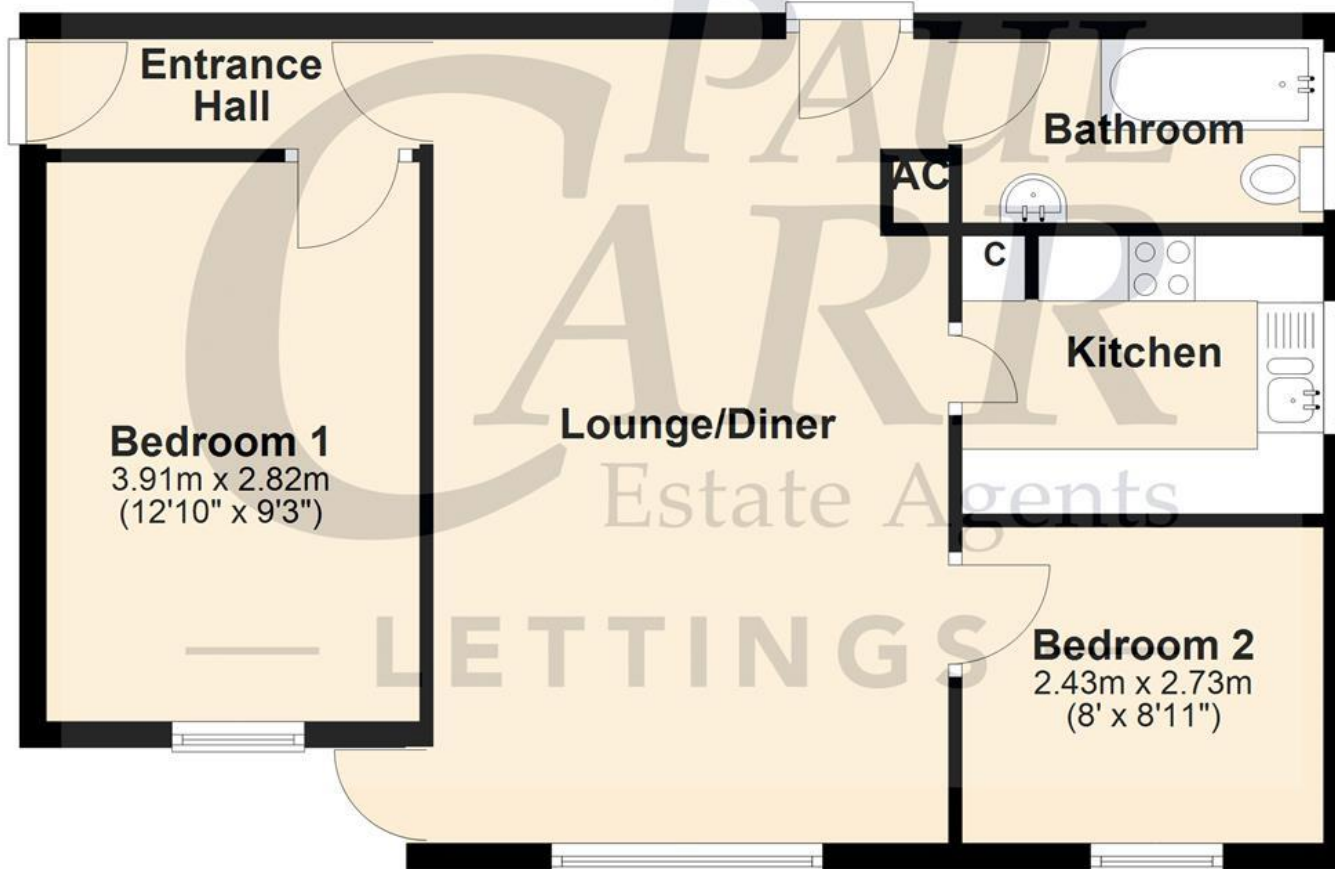
Services connected: Water, drainage and electricity  
Council tax band: A  
Tenure: Leasehold 110 year lease from 25th March 2021  
Ground Rent: £270  
Service Charge: £1309  
Restrictions: N/A  
Other Charges: n/a

# Floor Plan

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

Energy Efficiency Rating

## Ground Floor



Map Location

[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

 **OnTheMarket**.com

 **rightmove**.co.uk  
The UK's number one property website

 **The Property Ombudsman**

 **naea | propertymark**  
PROTECTED