



Walter Cob Drive, Boldmere
Sutton Coldfield , B73 5QR

Auction Guide Price £325,000

Boldmere

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This well presented superbly located three bed semi-detached property occupies an enviable and sought after cul-de-sac location set within proximity of a superior transport network both road and rail as well as desirable shops and schools.

Offering the advantage of no onward chain the property briefly offers separate reception rooms, a fitted kitchen, garage and drive. Must be viewed at the earliest opportunity in order to avoid disappointment.

WELL, PRESENTED SEMI-DETACHED PROPERTY
THREE WELL PROPORTIONED BEDROOMS
NO ONWARD CHAIN
CONVENIENT SOUGHT AFTER CUL-DE-SAC LOCATION
SEPARATE LOUNGE AND DINING ROOM
FITTED KITCHEN WITH PANTRY STORE
ATTRACTIVE MATURE GARDEN
CLOSE PROXIMITY TO SUPERIOR TRANSPORT NETWORK
EXCELLENT LOCAL SHOPS AND SCHOOLS

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

WELL, PRESENTED SEMI-DETACHED PROPERTY
THREE WELL PROPORTIONED BEDROOMS
NO ONWARD CHAIN
CONVENIENT SOUGHT AFTER CUL-DE-SAC LOCATION

Porch

Hall

Lounge 3.99m (13'1") x 3.51m (11'6")

Dining Room 3.99m (13'1") x 3.18m (10'5")

Kitchen 2.68m (8'10") x 2.41m (7'11")

Garage

Landing

Bedroom 1 3.99m (13'1") x 3.51m (11'6")

Bedroom 2 3.18m (10'5") x 3.11m (10'3")

Bedroom 3 3.69m (12'1") max x 3.50m (11'6")

Bathroom

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: 18th August 2023

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: D
Tenure: freehold

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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

