



Buxton Road, Boldmere  
Sutton Coldfield, B73 5RR

Offers in the Region Of £510,000

# Boldmere

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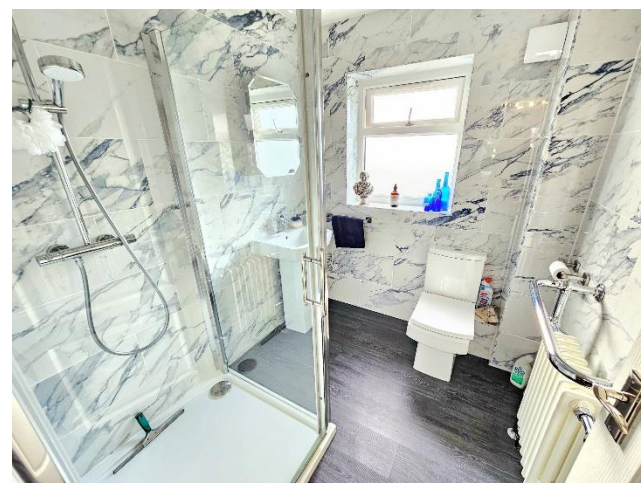
AN OPPORTUNITY NOT TO BE MISSED! This truly exceptional property sitting in a plot extending to 0.14 acres is currently presented as a most beautifully dressed outstanding home, in a delightfully positioned plot, being within half mile distance into Sutton Coldfield centre with its vast array of shops, stores, supermarkets and arterial transport routes. and within a few hundred yards of Station Road train station.

Internal inspection is an absolute must to appreciate the quality and scope of both external plot and internal home created by the current vendor and unlimited potential (subject to regulatory approval) for further alteration and re-interpretation.

The property is set behind a substantial private driveway beyond which there is this most appealing home offering an open plan family lounge and separate dining room affording unrivaled and substantial space, leading off the hallway are three bedrooms and a substantial breakfast/dining kitchen with an abundance of working surfaces and providing internal access to the side garage. The home offers an en-suite to the master bedroom and a further separate family bathroom with full suite featuring a 'roll top claw foot' bath. To the rear is an outstanding landscaped garden, ideal for al fresco dining, providing an extensive patio and lawned garden section, all tastefully enclosed with panel fencing. Parking to the property is provided by the sweeping driveway to the fore and side garaging. Viewing is highly recommended 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

PRIVATE POSITIONED AND INDIVIDUALLY DESIGN AND BUILT DETACHED BUNGLAOW - BUILT CIRCA 1990 OCCUPYING AN OVERALL PLOT SIZE OF 0.14 ACRES LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND

EXCELLENT LIVING ROOM WITH VIEWS OVER THE EXPANSIVE REAR GARDENS

IMPRESSIVE FULLY FITTED DINING KITCHEN WITH APPLIANCES THERETO  
THREE DOUBLE BEDROOMS

Hall  
Dining Area  
Garage

Lounge 5.87m (19'3") x 4.54m (14'11")

Bedroom 2 3.34m (10'11") x 2.56m (8'5")

Master Bedroom 3.65m (12') max x 3.37m (11'1")

En-suite  
Bathroom

Bedroom 3 3.34m (11') x 2.11m (6'11")

Kitchen/Dining Room 4.79m (15'8") x 3.28m (10'9")

### 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: 30th January 2026

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### Viewer's Note:

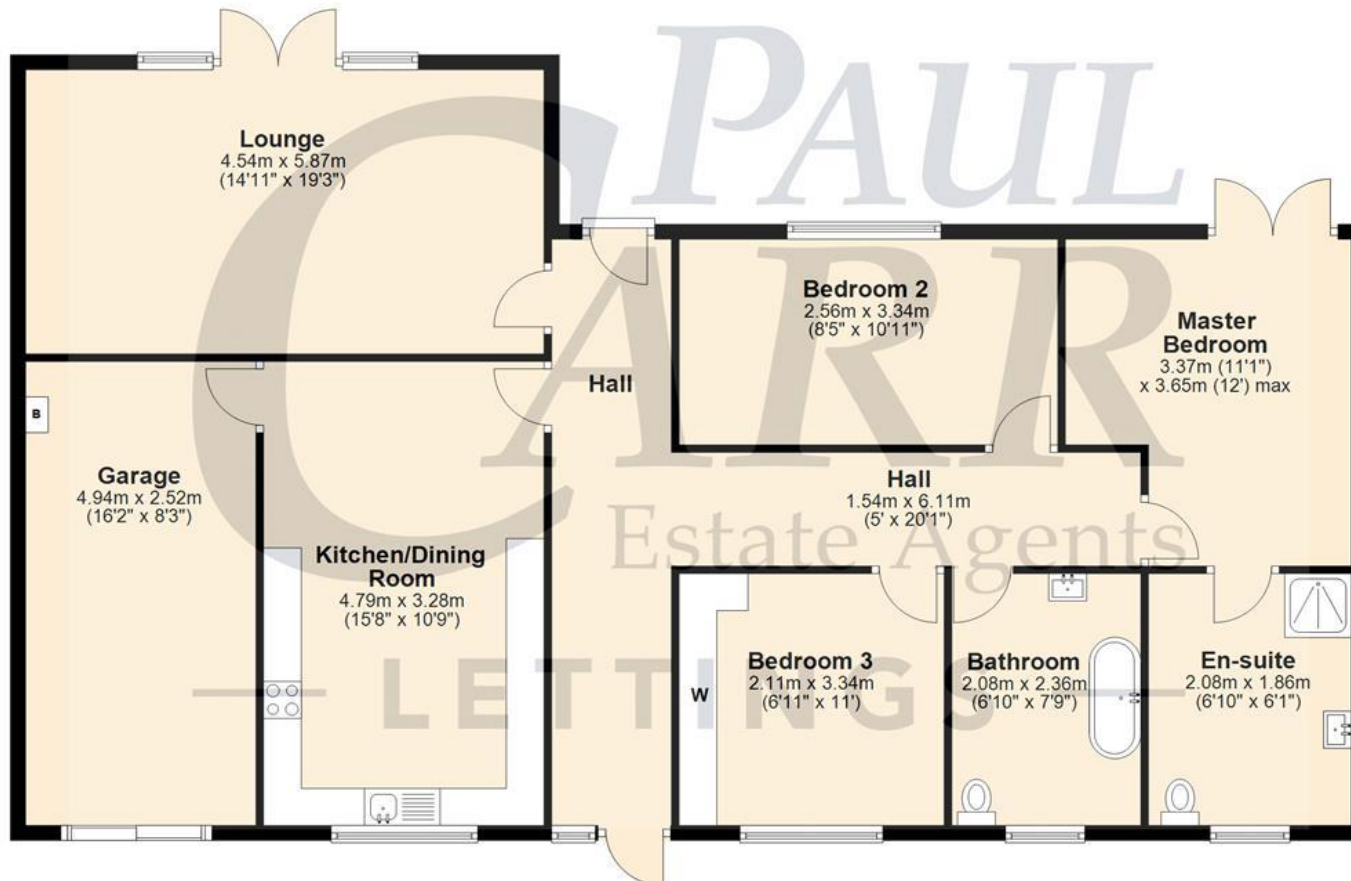
Services connected: ALL  
Council tax band: D  
Tenure: Freehold  
Ground Rent: £0  
Service Charge: £0  
Restrictions: N/A

# Floor Plan

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

## Energy Efficiency Rating

Ground Floor



## Map Location

