





Warden Road, Boldmere, Sutton Coldfield, B73 5SB

Offers Over £350,000

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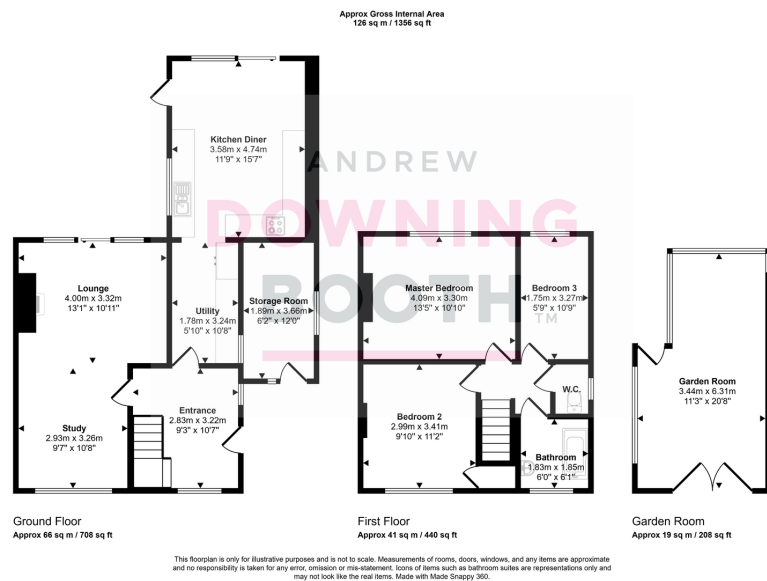
Discover this inviting three-bedroom semi-detached home on Warden Road, Sutton Coldfield, offering versatile living spaces, an impressive garden with an ornamental pond, and a spacious garage.

Situated in a popular area of Sutton Coldfield, this property benefits from excellent access to local amenities, including shops, Boldmere Nursery/ Junior School, and nearby parks. The location provides convenient transport links to surrounding areas, while Sutton Coldfield town centre offers a wide array of retail, dining, and leisure options. This home provides a wonderful balance of community living and everyday convenience.

The ground floor features a welcoming entrance hall leading to a spacious living room with natural light and an inviting kitchen/diner, perfect for modern daily life. A dedicated utility room adds further practicality. Upstairs, the first floor comprises a spacious master bedroom, two additional well-proportioned bedrooms, a family bathroom, and a separate WC. Outside, the property boasts a beautifully maintained westerly facing garden with ornamental carp pond, a useful lean-to, and a generously sized garage with rear access.

With its well-proportioned rooms, beautifully maintained garden, and versatile garage, this home offers comfortable and flexible living — early viewing is highly recommended.





- Three Bedroom Semi-Detached Home
- Good Location Close To Local Amenities
- Naturally Bright Kitchen Diner
- Three Good-Sized Bedrooms
- EPC Rating: D
- Well Presented Throughout
- Rear Garage & Useful Lean To
- Private & Spacious Rear Garden With Carp Pond
- Spacious Living Dining Room
- Council Tax Band: C

