



Highbridge Road, Boldmere
Sutton Coldfield, B73 5QU

£325,000

Outstanding! Exceptional! Just a few of the superlatives to be used easily in conjunction with this beautifully presented three bedroom character family home.

Offering a separate dining room with a bright spacious lounge/sitting room - both presented in sumptuous Bohemian style which make for a most engaging and inviting home. The kitchen to the rear offers a range of units and appliances and has a spacious bathroom leading off with full white suite.

To the first floor is a through landing offering independent access to all bedrooms, each of which have been dressed to the highest standard with a first floor W.C. being fitted off the first-floor landing.

Offering considerable additional storage is an extensive dry lined cellar which would serve as a study/office or playroom.

The property is completed by an outstanding garden featuring patio seating areas with established herbaceous borders and sun terrace and offers a bright perspective - perfect as an al-fresco entertainment space.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, electric, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Room Measurements

Cellar 3.87m (12'8") x 2.77m (9'1")

Dining Room 3.12m (10'3") x 2.94m (9'8")

Lounge 4.17m (13'8") x 3.67m (12')

Kitchen 5.65m (18'6") x 1.95m (6'5")

Utility 1.80m (5'11") x 1.07m (3'6")

Bathroom 2.40m (7'10") x 1.80m (5'11")

W.C

Bedroom 1 5.47m (17'11") x 3.14m (10'4")

Bedroom 2 4.66m (15'3") max x 2.15m (7')

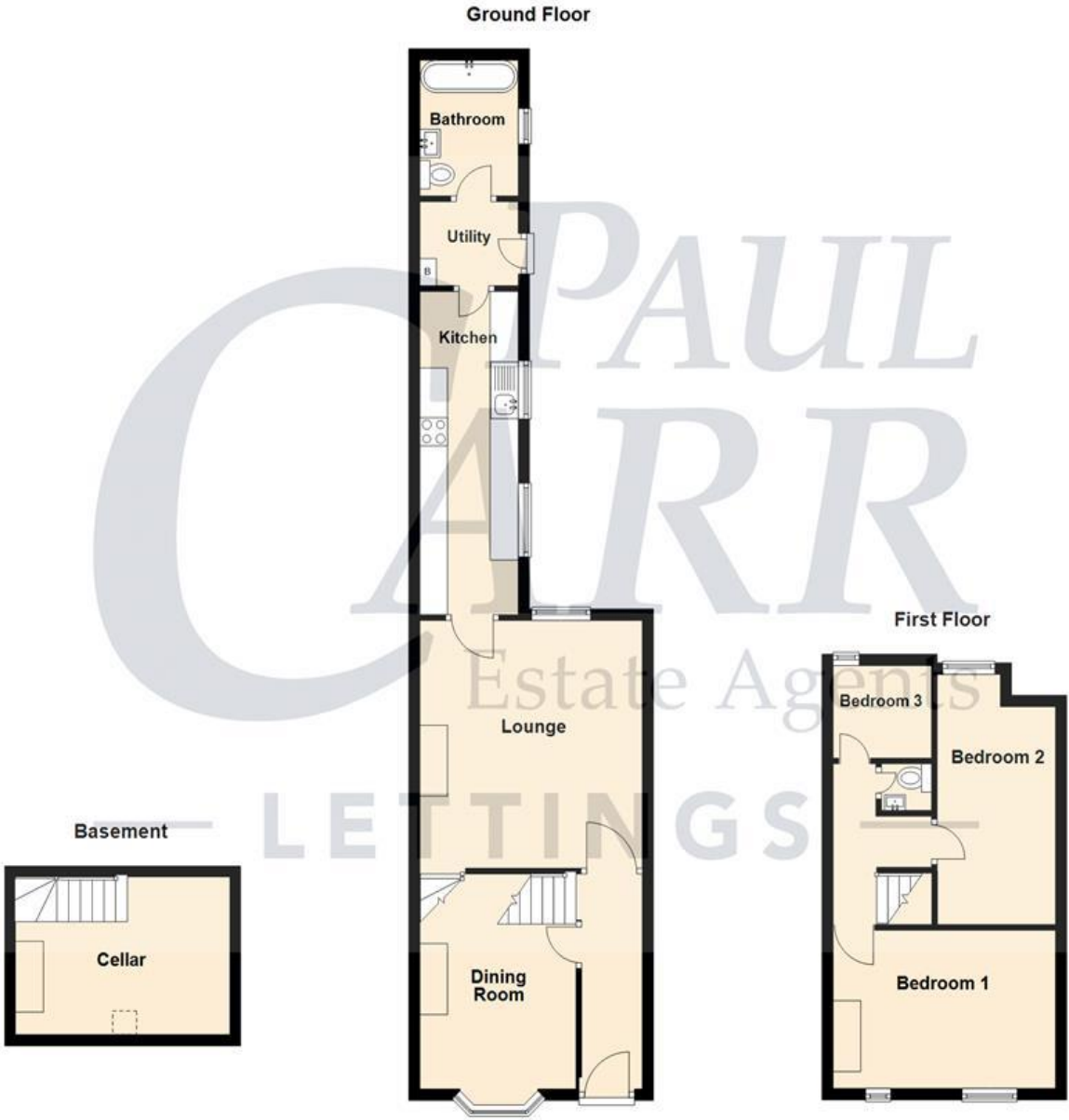
Bedroom 3 2.67m (8'9") x 1.78m (5'10")





Floor Plan

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

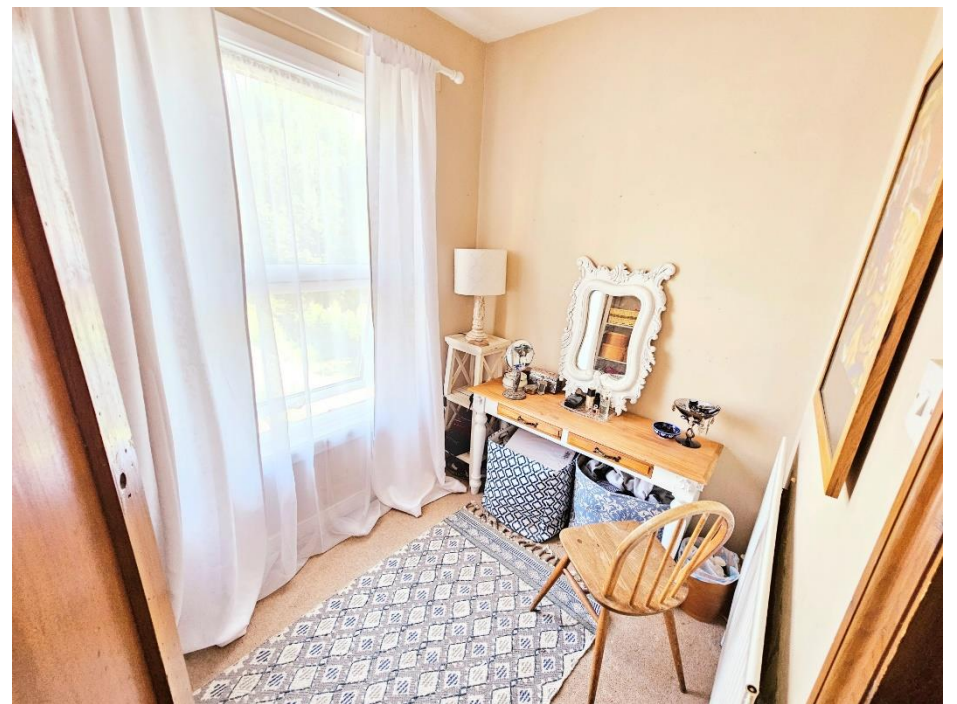
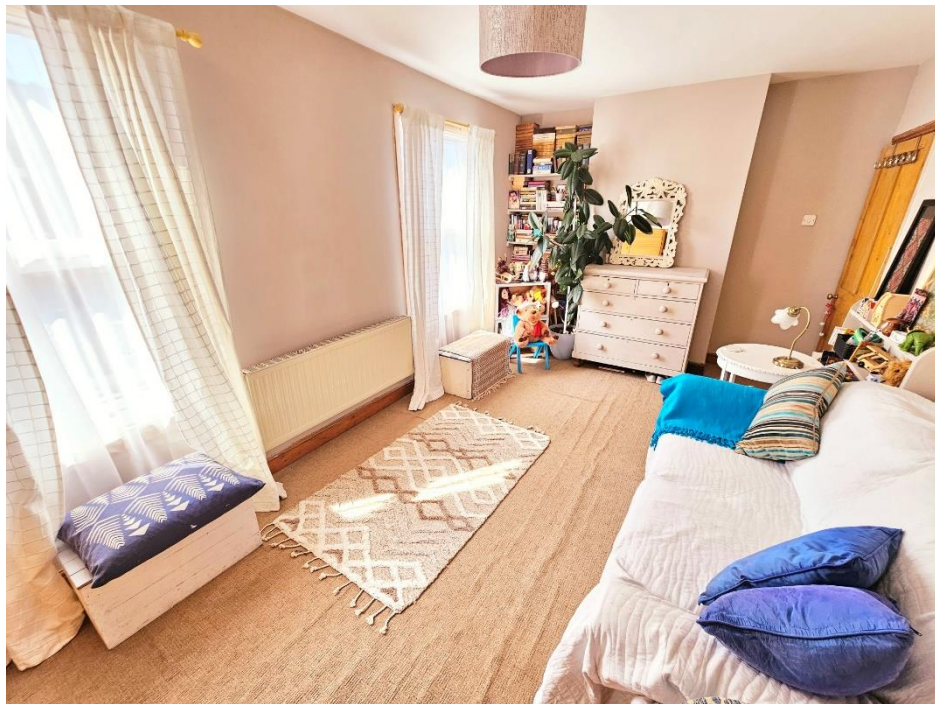


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 13th May 2025