



The Boulevard,
Sutton Coldfield, B73 5JG

£615,000

A well-presented four-bedroom detached family home, offering generous living accommodation, ample parking and a practical layout, situated in the sought-after area of Sutton Coldfield and offered for sale with no upward chain. The property benefits from a large double driveway providing ample off-road parking, together with a garage and useful side passage, offering excellent practicality and storage.

Inside, the accommodation comprises a welcoming entrance hallway, a spacious lounge providing a comfortable main reception space, and a separate dining room, ideal for family meals and entertaining. To the rear, the conservatory provides an additional versatile reception area, with views and access towards the garden.

The property boasts four well-proportioned bedrooms, offering flexibility for families, guests or home working, alongside a family bathroom.

Externally, the generous driveway and garage provide excellent parking and storage, while the side passage offers convenient access between the front and rear of the property.

The property is also ideally positioned close to excellent transport links and a range of highly regarded local schools, making it particularly appealing to families and commuters alike. Being sold with no upward chain, this spacious detached home offers an excellent opportunity for families, buyers looking to upsize, or those seeking a property with generous accommodation, excellent parking and a convenient location.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas 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

Dining Room 4.15m (13'8") max x 3.80m (12'5")

Lounge 4.83m (15'10") x 3.07m (10'1")

WC 2.00m (6'7") x 1.47m (4'10")

Kitchen 2.74m (9') x 1.52m (5')

Covered Side Passage

Conservatory 3.07m (10'1") x 2.83m (9'4")

Bedroom 1 3.69m (12'1") x 3.07m (10'1")

Bedroom 2 3.80m (12'5") x 2.00m (6'7")

Bedroom 3 3.58m (11'9") x 2.63m (8'8")

Bedroom 4 2.38m (7'10") x 2.00m (6'7")

Bathroom 2.14m (7') max x 2.00m (6'7")

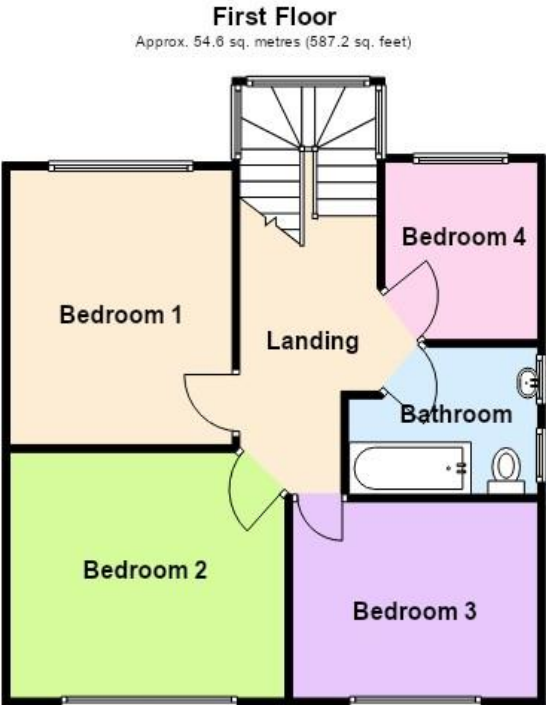
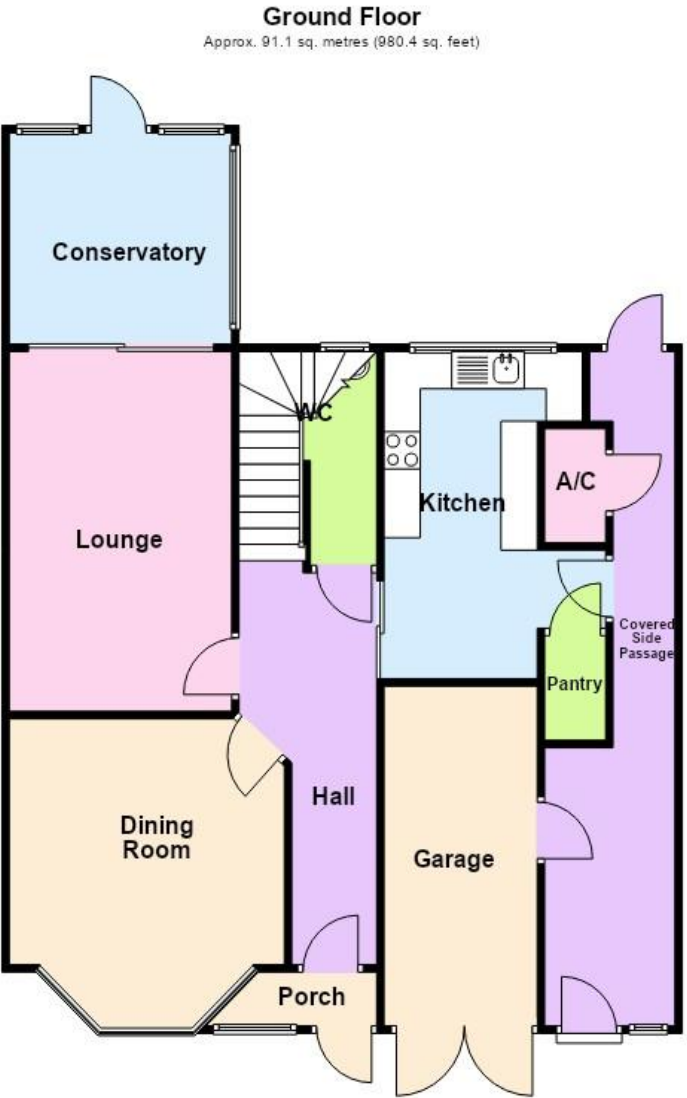
Garage 4.56m (15') x 2.26m (7'5")





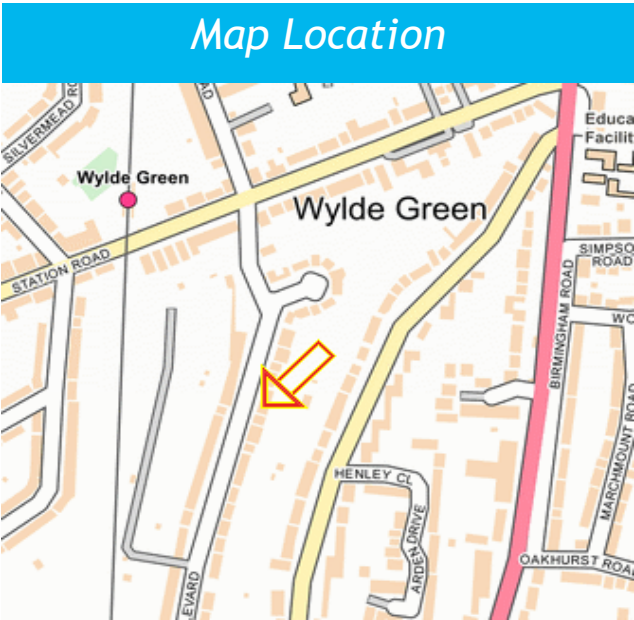
Floor Plan

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



Total area: approx. 145.6 sq. metres (1567.6 sq. feet)

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		







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 September 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.