



Braemar Road, Boldmere
Sutton Coldfield, B73 6LN

Offers in the Region Of £500,000

Offered for sale WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION, this truly remarkable extended detached home demands viewing to fully appreciate the quality of presentation afforded. Situated in a well desired residential address within 300 yards of Boldmere centre, the home on offer is sure to delight any incoming buyers and benefits from having a range of local amenities to include schools, shops and public transport routes.

The property briefly comprises an entrance porch which then leads off into an internal hallway with guest W.C. cloakroom, the hallway then provides entry into a spacious lounge offering a bright perspective with magnificent outlook thereto. To the rear elevation is a formal dining room with views over rear garden. To the rear of the entrance hallway is a breakfast room with an extension to create a fitted kitchen featuring a range of fitted and integrated appliances.

To the first floor are three double bedrooms a family bathroom with separate W.C.

To the rear is a paved patio and lawned family garden. Parking is provided to the frontal elevation which offers an on/off driveway and two separate garages. Be quick - this property will not be around for long!

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



Lounge 6.53m (21'5") x 3.14m (10'4")

Dining Room 3.52m (11'7") x 3.45m (11'4")

Breakfast Room 3.05m (10') x 3.04m (10')

Kitchen 5.97m (19'7") x 2.10m (6'11")

WC 2.38m (7'10") x 1.61m (5'3")

Bedroom 1 3.52m (11'7") x 3.06m (10')

Bedroom 2 4.32m (14'2") x 3.52m (11'7")

Bedroom 3 4.07m (13'4") x 2.71m (8'11")

Bathroom 2.35m (7'9") x 2.06m (6'9")

WC 1.50m (4'11") x 0.90m (2'11")

Garage 5.64m (18'6") x 2.46m (8'1")

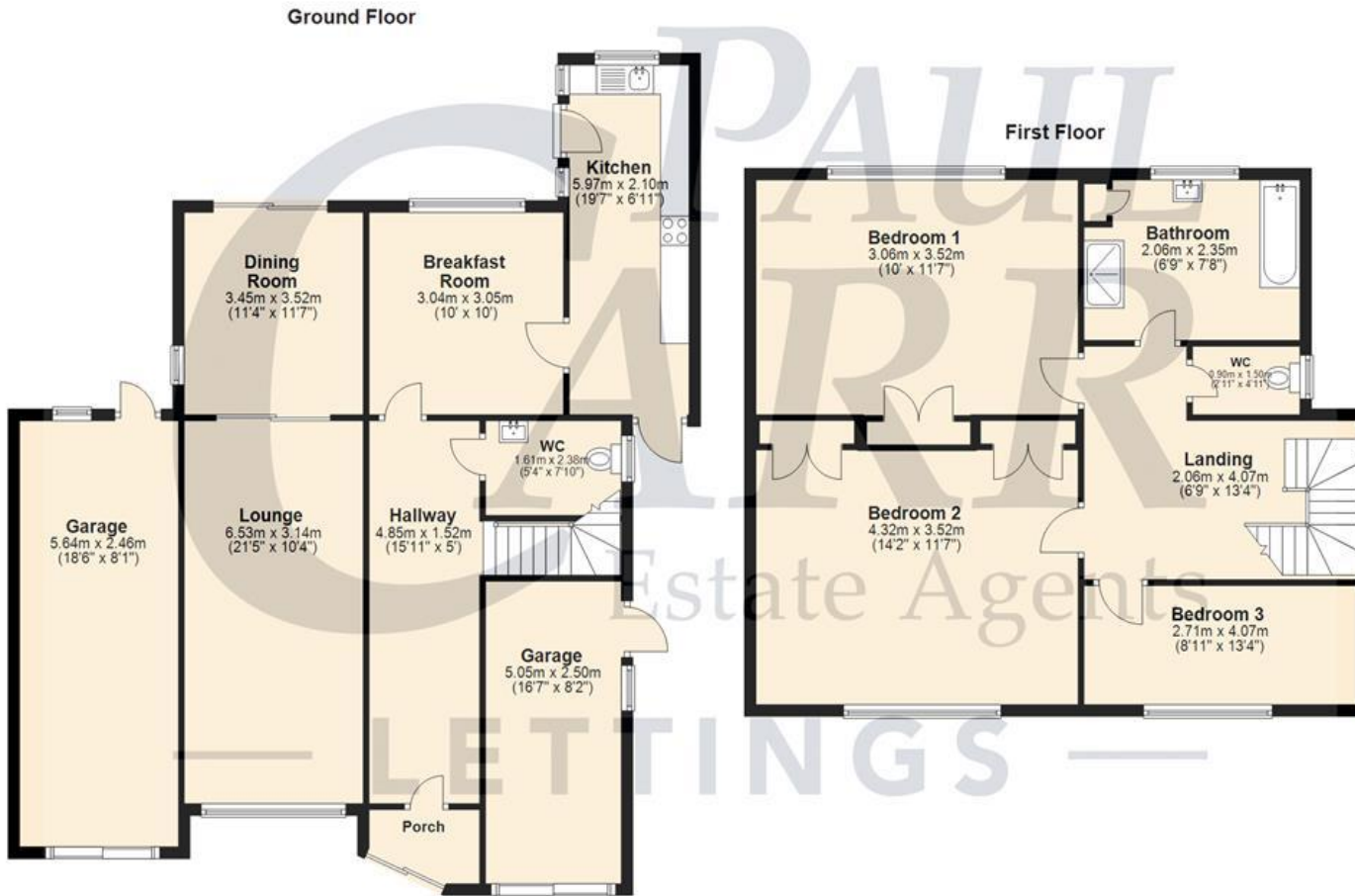
Garage 5.05m (16'7") x 2.50m (8'2")





Floor Plan

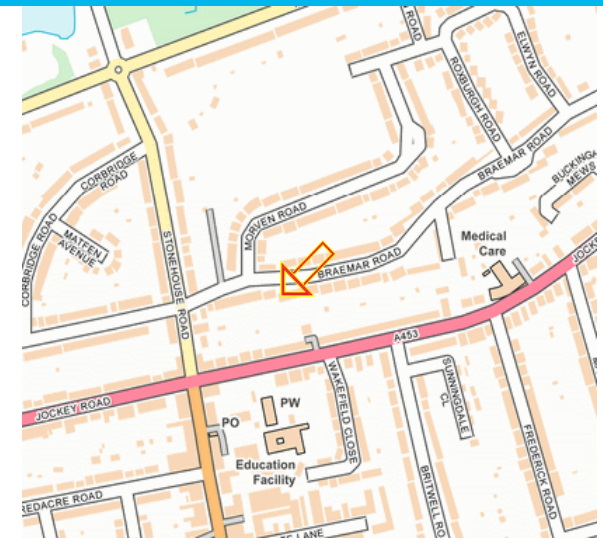
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 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: 21st April 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.

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