



Halton Road, Boldmere
Sutton Coldfield, B73 6NY

Offers in the Region Of £535,000

A beautifully extended four-bedroom semi-detached family home, offering generous and versatile living accommodation across three floors, with excellent transport links, local amenities, schools and the beautiful Sutton Park all close by. This impressive property has been thoughtfully extended to provide a spacious and modern family home, including both a rear extension and loft conversion.

On the ground floor, the property offers a welcoming reception room, a separate dining room, and a modern fitted kitchen, providing a practical and contemporary space for everyday family life and entertaining. There is also a convenient downstairs WC. The property also benefits from a large veranda perfect for additional storage which leads through to a conservatory, creating a bright and versatile additional living area overlooking the south facing garden.

The first floor provides well-proportioned bedrooms together with a family bathroom, while the loft extension provides further valuable accommodation as the fourth bedroom with an additional en-suite, making this an ideal home for a growing family.

Externally, the property benefits from a private driveway with EV charging point, providing convenient off-road parking, as well as a garage offering additional storage.

The property is ideally located close to Sutton Park, offering access to extensive green spaces, woodland, walking routes and recreational facilities — perfect for families and those who enjoy the outdoors. The home is also conveniently positioned for local shops, schools, railway services and excellent transport links, making it well connected for both commuting and everyday amenities.

Tenure: We can confirm the property is Freehold.

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

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

Reception Room 3.65m (12') x 2.98m (9'9")

Dining Room 5.99m (19'8") x 3.34m (10'11")

Kitchen 4.17m (13'8") x 3.03m (9'11")

Store 2.06m (6'9") x 1.07m (3'6")

Lean-to 8.26m (27'1") x 1.46m (4'9")

Conservatory 4.18m (13'9") x 1.96m (6'5")

WC 1.21m (4') x 1.07m (3'6")

Bedroom 1 3.64m (11'11") max x 3.33m (10'11")

Bedroom 2 4.51m (14'10") x 3.34m (10'11")

Bedroom 3 3.71m (12'2") x 2.03m (6'8")

Bathroom 2.25m (7'5") x 1.95m (6'5")

Bedroom 4 4.82m (15'10") x 3.47m (11'5")

En-suite 2.16m (7'1") x 1.54m (5'1")

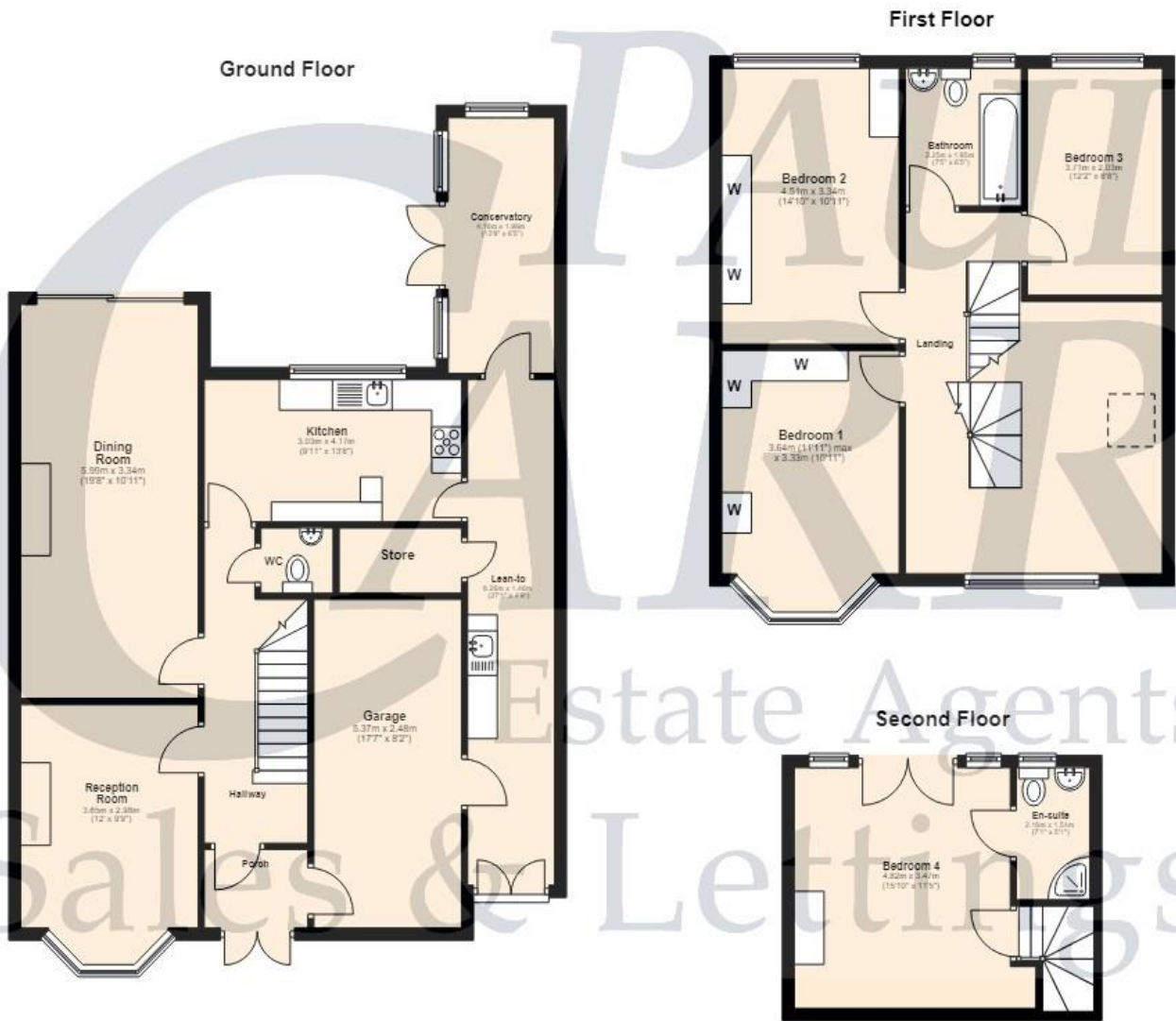
Garage 5.37m (17'7") x 2.48m (8'2")



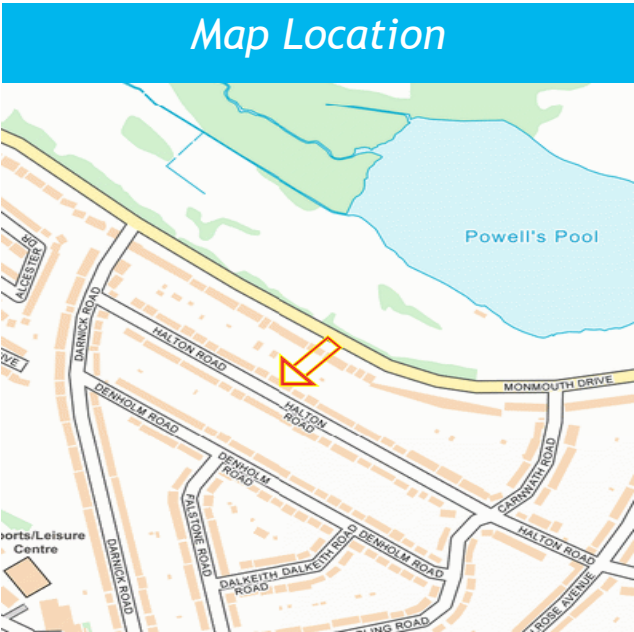


Floor Plan

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		73 C
55-68	D	66 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: 19th August 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 £47.50 + VAT (£57 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.