



**Boldmere Road,  
Sutton Coldfield, B73 5UH**

**Offers in Excess of £550,000**

A beautifully presented semi-detached family home situated in the highly desirable location of Sutton Coldfield, with stunning character features throughout.

To the fore, residents can enjoy the convenience of a driveway ensuring ample parking and gated side access to rear garage for additional storage space.

As you enter the property you are greeted with a welcoming hallway leading to a spacious front reception room with bay window, ground floor W.C/utility room, dining room and a modern extended kitchen with a range of fitted units, an island to the centre and bifold doors – perfect for family gatherings/entertaining.

To the first floor are two good size double bedrooms with an additional single room to the rear and a well-appointed family bathroom with full white suite.

To the second floor is the master bedroom offering sufficient storage space and an ensuite bathroom.

Outside to the rear of the property there is an expansive south-west facing mature garden with lawn and decking area, providing the perfect setting for alfresco dining and outdoor relaxation.

Sutton Coldfield offers a variety of nearby points of interest for families, including beautiful parks, leisure facilities and excellent schools.

With its close proximity to amenities and transport links, this property provides the ideal balance of suburban tranquillity and urban convenience.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



## Room Measurements

### Ground Floor

Reception Room 4.09m (13'5") max x 3.98m (13'1")

Dining Room 4.25m (13'11") x 4.10m (13'5")

WC/Utility 1.80m (5'11") x 1.35m (4'5")

Kitchen/Entertainment area 7.30m (23'11") x 5.04m (16'6") max

### First Floor

Bedroom 2 5.15m (16'11") x 4.10m (13'5")

Bedroom 3 4.26m (14') max x 4.12m (13'6")

Bedroom 4 3.06m (10') x 2.05m (6'9")

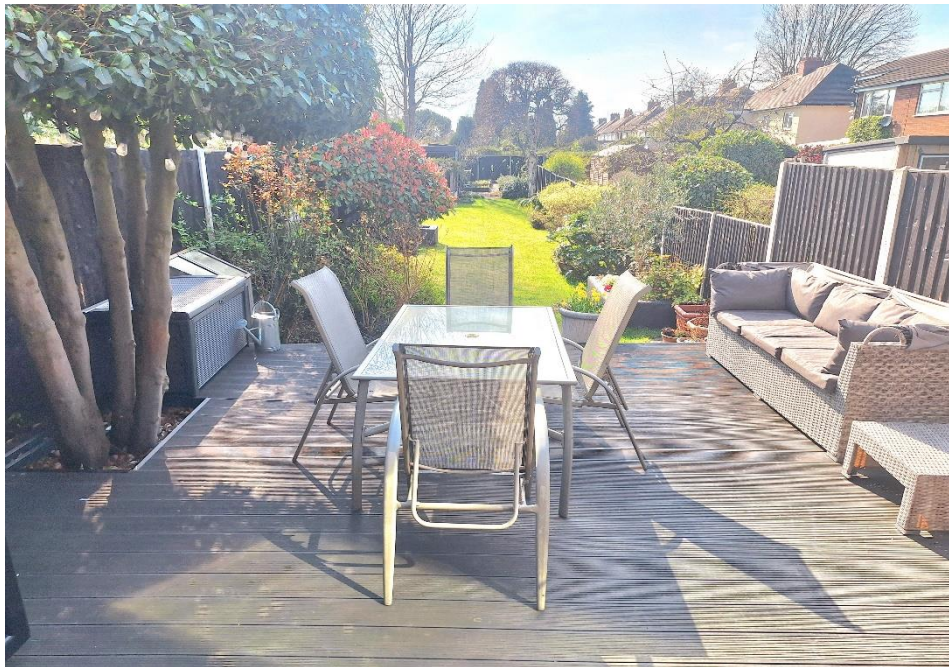
Bathroom 2.11m (6'11") x 1.55m (5'1")

### Second Floor

Bedroom 1 5.88m (19'3") x 4.36m (14'4")

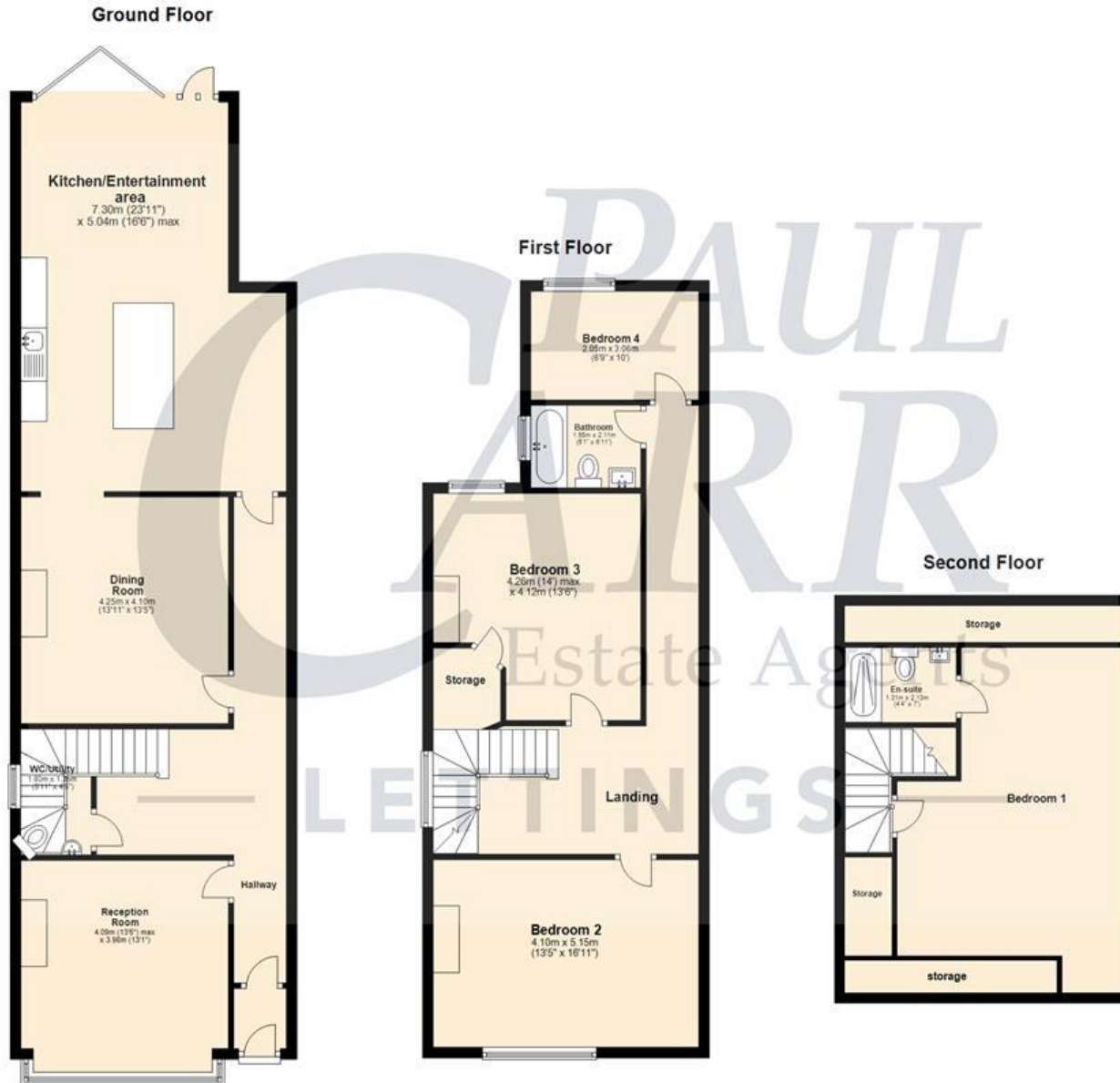
En-suite 2.13m (7') x 1.31m (4'4")





# Floor Plan

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

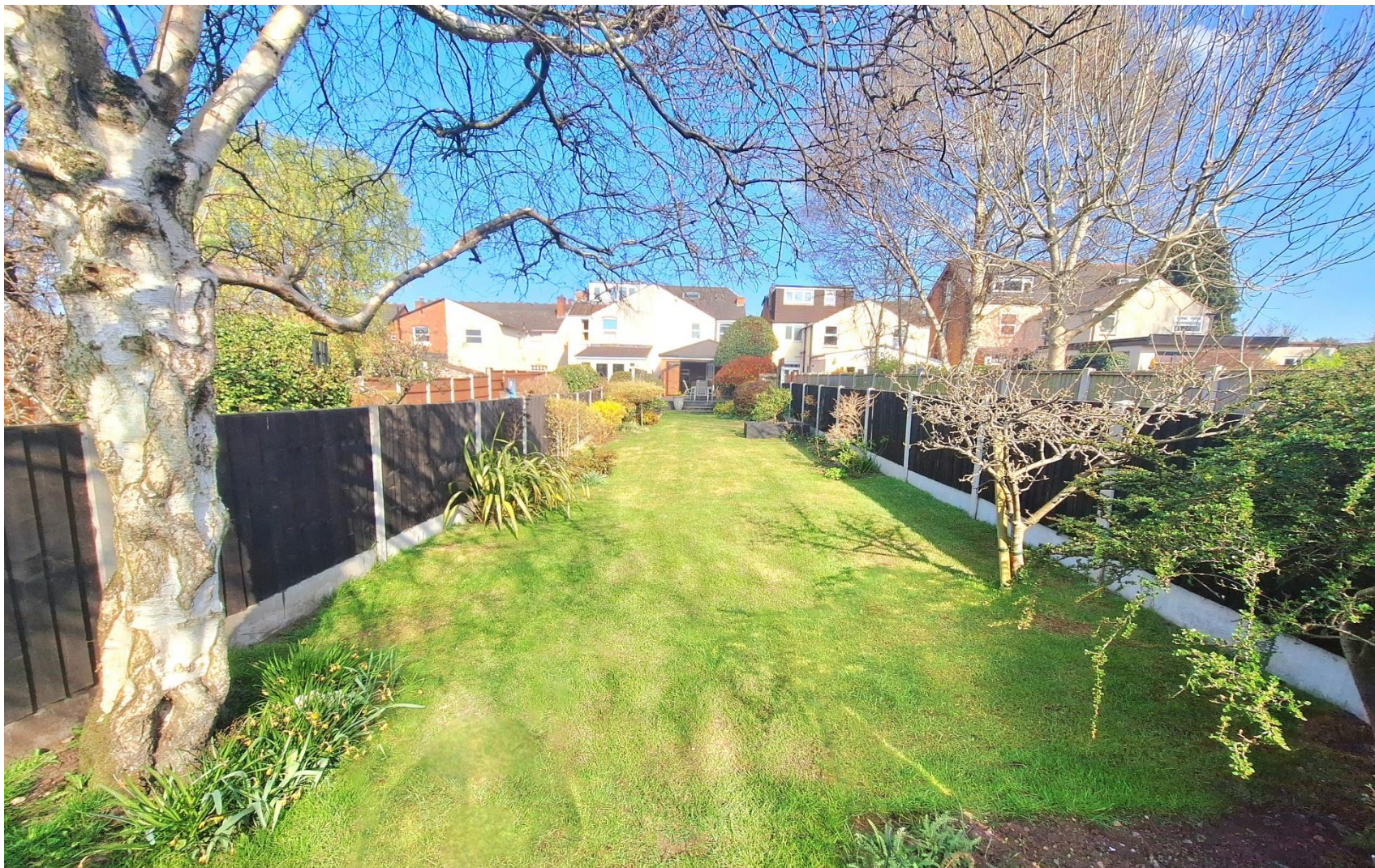


## Energy Performance Rating

## 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: