



Highbridge Road,  
Sutton Coldfield, B73 5QU

Offers in the Region Of £265,000

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Paul Carr Boldmere are delighted to offer this spacious two bedroomed period terrace located close to Boldmere with easy access to lots of local amenities, shops, local schools, and excellent transport links into Birmingham and Lichfield. Early viewing is highly recommended to appreciate the quality of home on offer.

The property has a gravelled fore garden, ideal for planting or conversion into off Road parking.

Access through a multi locking composite front door leads into a bright front facing reception room, with original feature fireplace. To the rear is a well-presented spacious additional reception room, with original feature fireplace leading off to a rustic fitted kitchen with exposed reclaimed brick feature walling to the rear. A utility area and separate ground floor bathroom then leads off.

To the first floor two spacious double bedrooms further accentuate the quality of home on offer together with a bright spacious family bathroom with full suite thereto. PVC double glazing is provided throughout with PVC sash windows fitted in bedrooms and rear reception room.

The south facing rear garden, with side tradesmen entrance gate, is laid to lawn with patio seating area, mix of hedging and fencing to all sides and a garden shed, all in all offering a tremendous family and entertainment space perfect for al-fresco dining. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.

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.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN, VACANT POSSESSION UPON COMPLETION

LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND WITH ENTERTAINMENT AND SHOPPING FACILITIES ON BOLDMERE HIGH STREET

A MOST DELIGHTFUL CHARACTER TERRACED HOME DECEORATED TO A HIGH STANDARD BENEFITTING FROM UPVC DOUBLE GLAZING AND WITH NEWLY FITTED CARPETS THROUGHOUT FRONT FACING BRIGHT LOUNGE WITH GOOD SIZE REAR DINING ROOM

DELIGHTFUL FITTED KITCHEN WITH EXPOSED FEATURE BRICKWORK AND A RANGE OF MATCHING BASE AND WALL UNITS

**Lounge 4.20m (13'9") max x 3.58m (11'9")**  
**Dining Room 4.85m (15'11") x 3.58m (11'9")**  
**Kitchen 3.89m (12'9") x 1.93m (6'4")**  
**Lobby**  
**Bathroom**

**Bedroom 1 3.81m (12'6") x 3.58m (11'9")**  
**Bedroom 2 3.64m (11'11") max x 3.62m (11'11")**  
**Bathroom**

### 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: 4th February 2026

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### Viewer's Note:

Services connected: all  
Council tax band: C  
Tenure: Freehold  
Restrictions: N/A  
Other Charges: Yes

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

