



Connells

Boldmere Place St. Michaels Road
Sutton Coldfield

Boldmere Place St. Michaels Road Sutton Coldfield B73 5FU

for sale
£375,000



Property Description

Connells are pleased to present this spacious two double bedroom retirement apartment in the ever popular complex of Boldmere Place on St Michael's Road in Boldmere, Sutton Coldfield. Renowned for its first class facilities including cinema, two gyms, library, lounge and salon along with secure underground parking with EV chargers. The complex also features a popular Bistro also open to the public. The apartment is located on the first floor and is presented in immaculate condition. There is a fully fitted modern kitchen opening onto the living room, main bedroom with en suite bathroom, further double bedroom, guest shower room and storage cupboard. The apartment comes with 1 parking space and is available now with NO UPWARD CHAIN. Viewing is highly recommended to appreciate all this property has to offer. Accessed via the main door from the communal corridor the property comprises:

Internal Hall

With storage cupboard housing electricity meter and broadband connectors, wall mounted multimedia pad and doors to:

Kitchen/Lounge

25' 8" x 13' (7.82m x 3.96m)

Fully fitted kitchen with a range of wall and base units with worktops over, integrated dishwasher, fridge-freezer and washer-dryer, electric oven, induction hob with cooker-hood over, built in microwave and ample storage. The Living Space has two double glazed windows.

Bedroom One

15' 6" x 10' 5" (4.72m x 3.17m)

With double glazed window, fitted wardrobe with sliding mirror doors and door to the en suite

En Suite

9' 8" x 7' (2.95m x 2.13m)

Partially tiled suite comprising roll top bath, walk in shower with both handheld and rainfall fitted, wash hand basin, low level WC, extractor fan, shaver point, wall mirror and heated towel rail

Bedroom Two

15' 6" x 9' 10" (4.72m x 3.00m)

With double glazed window and fitted wardrobe with sliding mirror doors

Guest Shower Room

Partially tiled suite comprising walk in shower with both rainfall and handheld fitted, low level WC, wash hand basin, fixed wall mirror, extractor fan and heated towel rail

Outside

Boldmere Place offers much communal outdoor space. There is an underground car park which is fob accessed and 1 parking space is designated to the apartment featuring EV Charger.

Agent's Note:

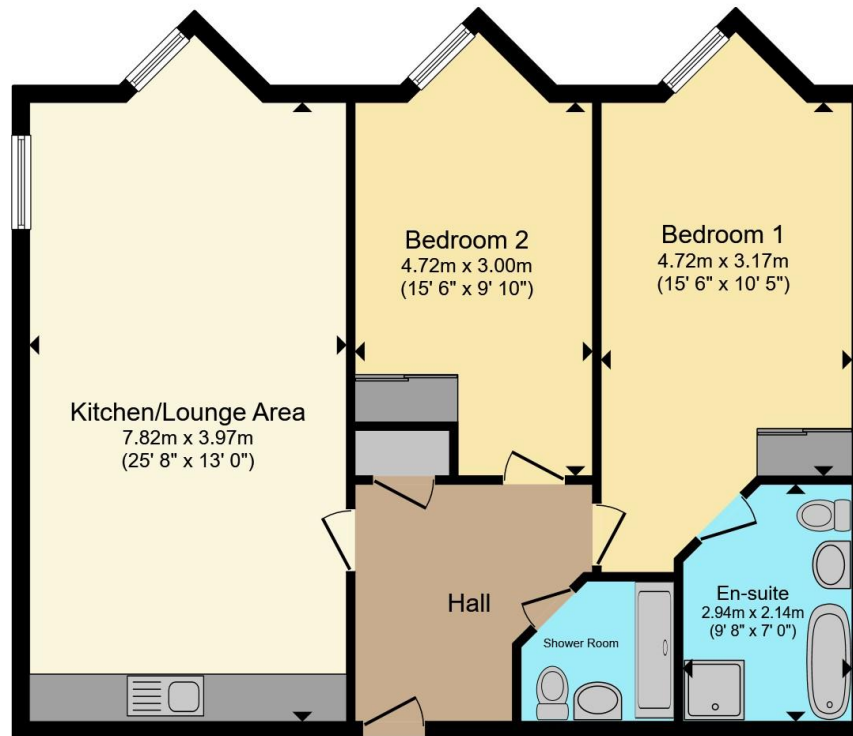
This property is leasehold. Please contact estate agency for further details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 83.4 m² (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311466



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SCO311466 - 0002