



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

Offers in Excess of £149,950

Boldmere

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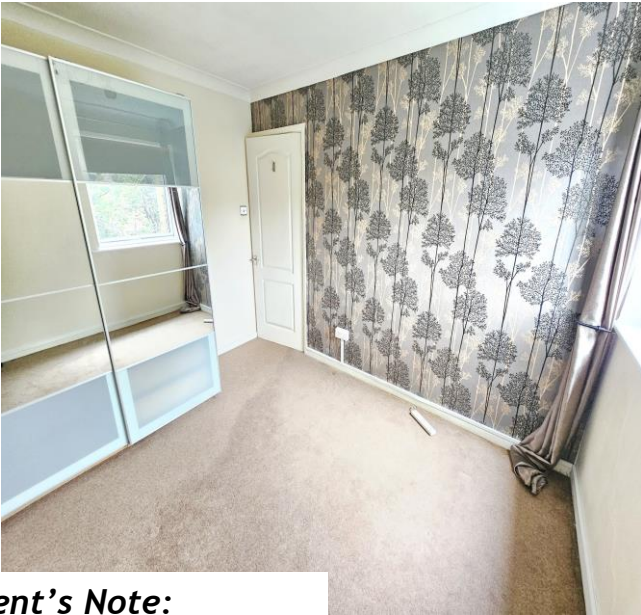
OFFERED FOR SALE WITH NO UPWARD CHAIN. Delightfully positioned within a well-maintained residential development of spacious apartments, this is an opportunity to acquire a two double bedroom first floor apartment demanding internal inspection.

The property itself sits within well serviced grounds with communal parking and garage in separate block.

Being accessed off the ground floor the property offers an entrance hallway leading into a bright and spacious 'L - shaped' lounge diner with views to the fore and therefore overlooking Boldmere Road and has a separate kitchen which leads off the dining area and offers a full arrangement of fitted base and wall units with appliances thereto. Off an internal hallway there is then entry into the two double bedrooms, the main bedroom offers views to the rear elevation, the second bedroom views are to the frontage, both have fitted wardrobes, a separate bathroom which features a full white suite is also provided. Viewings are via Paul Carr Boldmere office. 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 AND VACANT POSSESSION UPON COMPLETION
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND
EXCELLENT LIVING ROOM WITH OPEN PLAN DINING AREA OFF
FULLY FITTED KITCHEN WITH APPLIANCES THERETO
TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES

Hallway

Kitchen 3.32m (10'11") x 2.29m (7'6")

Lounge/Dining Room 3.87m (12'8") x 3.05m (10')

Lounge/Dining Room 5.24m (17'2") x 3.06m (10')

Bedroom 1 3.28m (10'9") max x 3.08m (10'1")

Bedroom 2 3.31m (10'10") x 2.70m (8'10")

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 March 2026

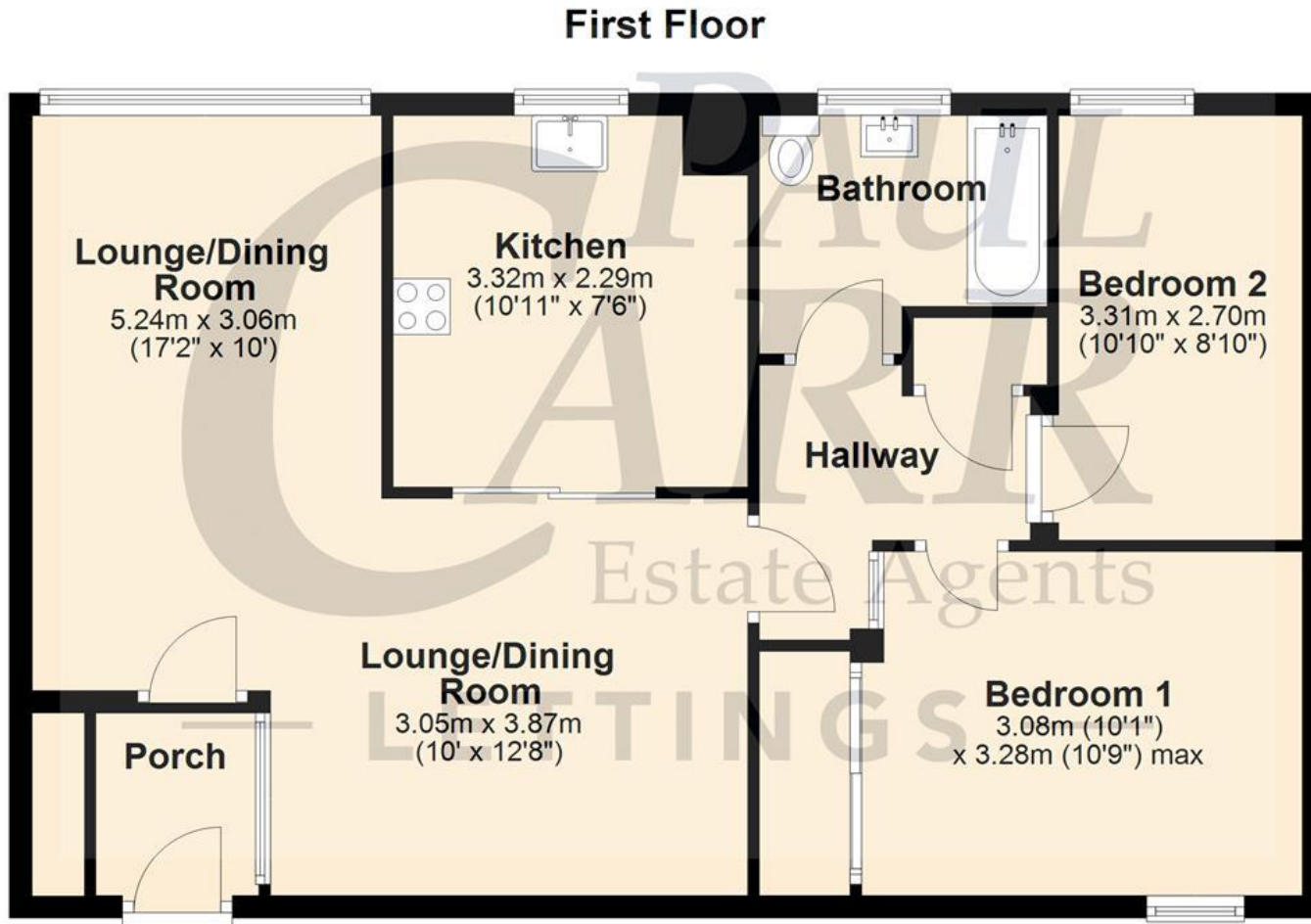
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Viewer's Note:

Services connected: ELECTRIC, WATER AND DRAINAGE
Council tax band: B
Tenure: Leasehold 150 years commencing January 2006
Ground Rent: £0
Service Charge: £2,160
Restrictions: N/A

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

