PAUL CARR
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Sales & Lettings

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College Road, Boldmere
Sutton Coldfield, B73 5DJ

Offers Over £440,000

A BEAUTIFULLY PRESENTED, EXTENDED FOUR BEDROOMED SEMI-DETACHED HOUSE located within the sought after Boldmere suburb of Sutton Coldfield.

This delightfully presented family home offers exemplary accommodation and briefly comprises; Upvc porch, with spacious bright inner hallway, doors off to the right hand elevation to a front facing formal dining room with to the rear a stunning extended family lounge with views over the rear gardens. Leading off to the right hand elevation are an extension creating a fitted and beautifully appointed kitchen with a range of modern contemporary base and wall units, with appliances thereto and a family room having access into a rear conservatory. A guest cloakroom/W.C is also provided with door entry off to the garage.

On the first floor, the landing provides access to four bedrooms, all of which are of good size and sumptuously presented, a family bathroom is also provided and comprises a white suite with a second and additional shower room.

Externally, to the frontal elevation is ample off road parking. To the rear is Southerly facing enclosed and spacious lawned family garden with patio area and family entertainment area to the rear boundary with bar.

Tenure: We can confirm the property is Leasehold.

Lease term: 999 year lease from September 1925.

Ground Rent: £3.94 per annum

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

MAY

Room Measurements

Dining Room 3.74m (12'3") max x 3.66m (12')

Lounge 3.74m (12'3") x 3.65m (12')

Kitchen 4.71m (15'5") x 1.84m (6')

Shower Room 2.47m (8’1”) x 1.23m (4’0”)

Living Room 4.98m (16'4") x 1.12m (3'8")

Conservatory 3.11m (10'2") x 2.37m (7'9")

Bedroom 1 3.75m (12'4") x 2.77m (9'1")

Bedroom 2 3.73m (12'3") max x 3.40m (11'2")

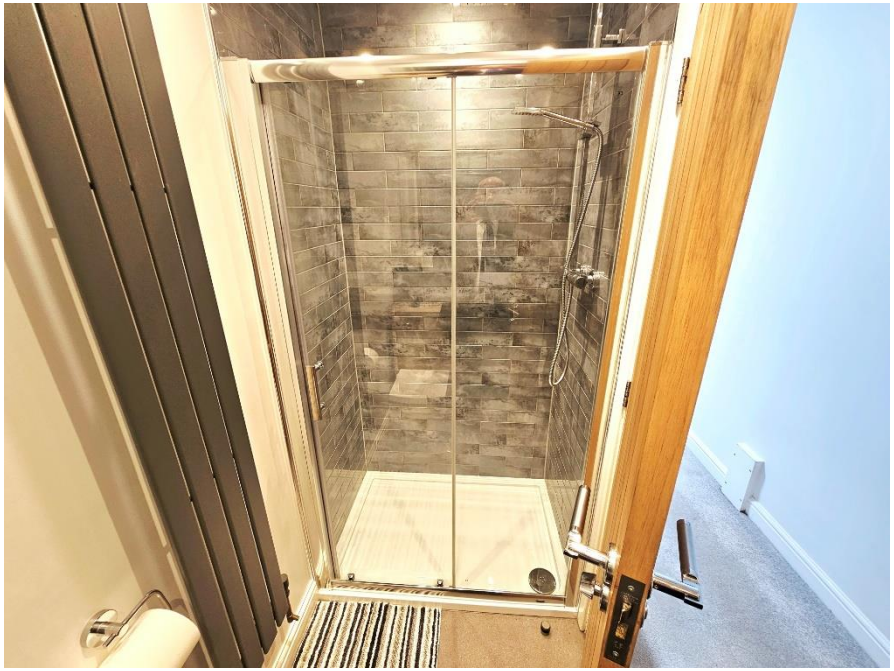
Bedroom 3 5.21m (17'1") x 2.16m (7'1")

Bedroom 4 2.75m (9') x 2.16m (7'1")

Bathroom 2.26m (7'5") x 2.00m (6'7")

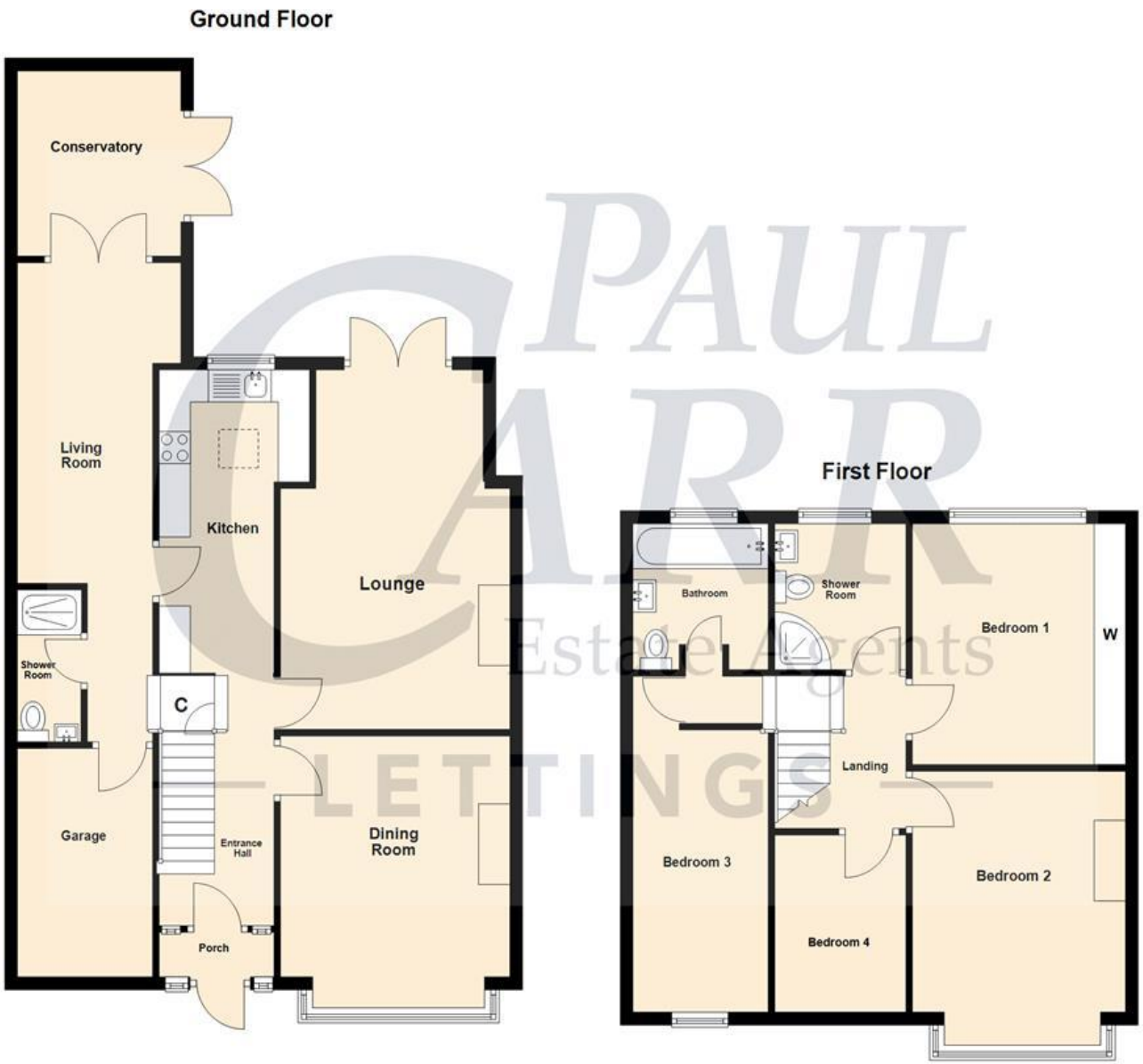
Shower Room 2.79m (9'2") x 2.13m (7')

Garage 5.04m (16'6") x 2.16m (7'1")

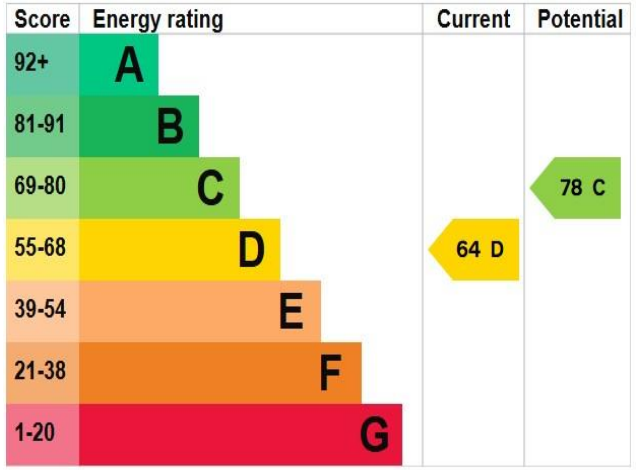


Floor Plan

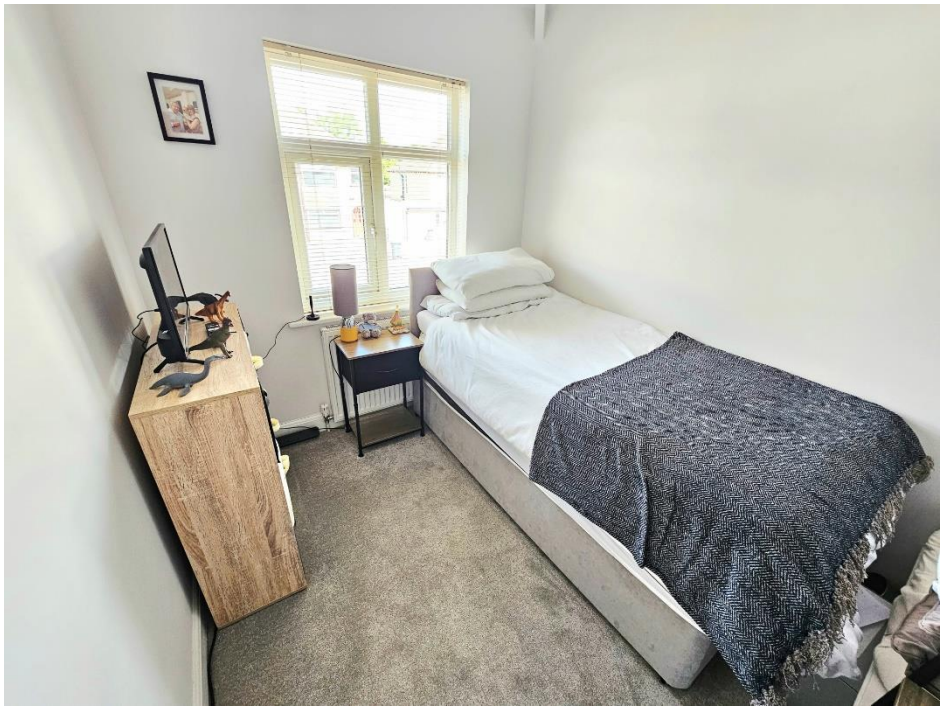
This floor plan is not drawn to scale and is for illustration purposes only



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: 20th May 2025