



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

£150,000

Boldmere

£150,000



A well-presented two-bedroom first-floor apartment, ideally positioned within easy walking distance of Boldmere High Street, train station and the popular Sutton Park.

Offering spacious and comfortable accommodation, the property would make an ideal home for first-time buyers, couples or investors, with excellent local amenities, leisure facilities and transport links all close by.

The apartment features a generously sized lounge/diner, providing an excellent space for both relaxing and entertaining, together with a fitted kitchen and shower room.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobe space. The second bedroom offers flexibility and could be used as a guest bedroom, home office or additional living space, depending on your needs.

A further benefit is the separate garage, providing valuable secure parking and additional storage.

Ideally located for the amenities of Boldmere High Street, excellent transport connections and the open spaces of Sutton Park, this is a well-positioned apartment offering both convenience and practicality.





Property Specification

TWO-BEDROOM FIRST-FLOOR APARTMENT BEING SOLD
WITH NO UPWARD CHAIN.
SPACIOUS LOUNGE/DINER
FITTED KITCHEN
SHOWER ROOM
TWO WELL-PROPORTIONED BEDROOMS

Entrance Hall 1.65m (5'5") x 1.31m (4'4")

Lounge/Diner 5.85m (19'2") x 5.38m (17'8")

Kitchen 2.31m (7'7") x 2.17m (7'2") max

Bedroom 1 4.24m (13'11") x 3.02m (9'11") max

Bedroom 2 3.32m (10'11") x 2.71m (8'11")

Shower Room 1.91m (6'3") x 1.75m (5'9")

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: 25th September 2026

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.

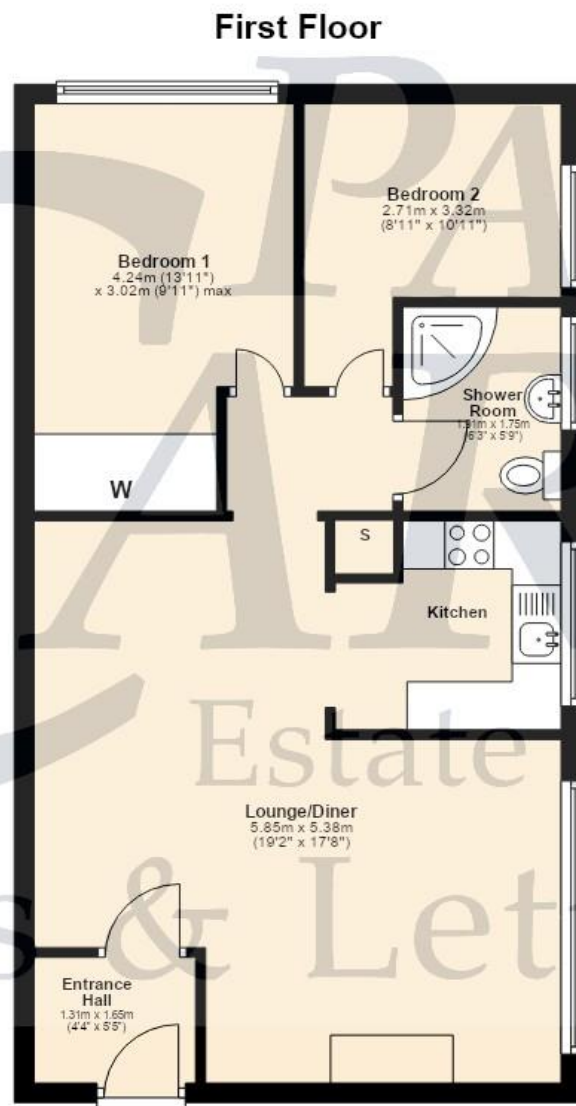
Viewer's Note:

Services connected: Electric, water & drainage
Council tax band: B

Tenure: Leasehold 86 years remaining
Ground Rent: £400 per annum
Service Charge: £2100 per annum

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		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

