



- Stunning five bedroom Victorian semi detached home
- Elegant lounge with feature fireplace
- Second reception / dining room
- Exceptional open plan breakfast kitchen/diner
- Luxury family bathroom
- Two stylish second floor shower rooms
- Private landscaped garden
- Multi-vehicle driveway & lean to/garage
- Prime Boldmere Road location near shops, cafés, rail & top schools
- Internal viewing is highly recommended



BOLDMERE ROAD, BOLDMERE, B73 5LL - ASKING PRICE £750,000

A striking Victorian semi detached residence, this exceptional five bedroom home effortlessly combines timeless period elegance with contemporary sophistication. Nestled on the highly sought after Boldmere Road, the property is perfectly positioned within a vibrant yet tranquil setting, offering immediate access to an array of boutique cafés, shops, supermarkets and excellent transport links, including a nearby railway station. Families will also appreciate the close proximity to some of the area's most highly regarded schools, making this an ideal home for modern family living. Stepping inside, you are greeted by a home of remarkable space, character, and style. From the impressive high ceilings and ornate fireplaces to the thoughtfully designed open-plan kitchen/dining area, every element has been carefully considered to create a seamless blend of classic charm and contemporary luxury. Finished to an impeccable standard throughout, this home offers a rare opportunity to enjoy a sophisticated lifestyle in a prestigious, highly desirable location.

PORCH: A charming entrance porch featuring a solid front door and striking character tiled flooring, opening into a multi locking double glazed front door with side window, leading seamlessly into the main home.

RECEPTION HALL: A welcoming and beautifully presented entrance hall boasting wood effect flooring, decorative panelled walls, a traditional column radiator and staircase rising to the first floor. Doors lead off to:

FAMILY LOUNGE: 18'06" x 13'10" An elegant and spacious principal reception room featuring a PVC double glazed window to the front with stained glass inset and shutter blinds, allowing for an abundance of natural light. A stunning feature fireplace with slate style hearth and limestone mantel creates a stylish focal point, complemented by wooden flooring and two traditional column radiators.

DINING ROOM / SECOND SITTING ROOM: 15' x 11'11" A beautifully versatile second reception room, ideal for formal dining or relaxed living, featuring a PVC double glazed bay window to the rear. A characterful log burner set within a cast iron surround with granite hearth enhances the cosy yet refined atmosphere, finished with wooden flooring and a traditional column radiator.

GUEST WC: Fitted with an obscure PVC double glazed window to the side, low flushing WC, wash hand basin with vanity unit, part tiled walls and wood effect flooring.

CELLAR: Accessed via stairs leading down to a useful and versatile storage space, offering excellent potential for further conversion (subject to the necessary planning permissions and consents).

BREAKFAST KITCHEN / DINER: 38'04" max x 13'02" max (10'09" min)

KITCHEN AREA: A stunning, thoughtfully designed kitchen fitted with two PVC double glazed windows to the side, featuring a Belfast sink set within premium box edge quartz work surfaces. A comprehensive range of matching wall and base units with pan drawers is complemented by integrated appliances including an eye-level microwave and dishwasher. There is space for a fridge freezer, washing machine and tumble dryer, alongside a range cooker set within a charming rustic brick surround with tiled splashbacks. A central breakfast bar provides informal seating and subtly separates the kitchen from the dining area.

DINING AREA: A superb, light-filled space ideal for entertaining, boasting two PVC double glazed windows to the rear, a large side window and French doors opening onto the garden. Finished with tiled flooring and a traditional column radiator, this space effortlessly connects indoor and outdoor living.

FIRST FLOOR LANDING: Stairs rise to a spacious landing with doors leading to:

BEDROOM ONE: 18'09" x 12'04" An impressive and generously proportioned principal bedroom featuring three PVC double glazed windows to the front, fitted shutter blinds and two built-in double wardrobes. A charming feature fireplace and traditional radiator complete this elegant space.

BEDROOM TWO: 12'05" x 12' A well proportioned double bedroom with PVC double glazed window to the rear and radiator.

BEDROOM THREE: 14'01" max (12'05" min) x 9'01" Another excellent double bedroom with PVC double glazed window to the rear and radiator.

FAMILY BATHROOM: 11'10" x 5'10" A beautifully appointed modern bathroom featuring a Velux skylight and obscure side window, comprising a panelled bath, separate enclosed shower with glazed screen, low flushing WC and wash hand basin with vanity unit. Additional features include tiled walls, a ladder-style radiator, illuminated heat sensor mirror, built-in storage and luxurious underfloor heating.

SECOND FLOOR LANDING: With PVC double glazed window to the rear and Velux skylight, leading to:

BEDROOM FOUR: 12'08" x 11'11" A spacious double bedroom with PVC double glazed window to the rear, radiator and useful built-in storage cupboard.

BEDROOM FIVE: 14' x 12'03" A further generous double bedroom featuring two PVC double glazed windows to the rear and radiator.

SHOWER ROOM: A stylish and contemporary suite featuring a Velux skylight, enclosed shower with glazed doors, low flushing WC, wash hand basin with vanity unit, marble effect tiled walls and flooring, and ladder style radiator.

GARAGE / LEAN-TO: 24'08" x 7'01" A substantial timber construction with double opening doors to both front and rear, offering excellent storage or potential for garage use.

GARDEN: A beautifully maintained and private rear garden, commencing with a block paved patio and planted borders, leading to a second seating area ideal for entertaining. Beyond lies a generous lawn, framed by a variety of mature shrubs, trees and bushes, creating a peaceful and secluded outdoor setting. A timber shed is positioned to the rear.

This exceptional freehold home (Council Tax Band E) offers a rare opportunity to acquire a substantial and characterful period property finished to a high standard throughout. Early internal viewing is highly recommended to fully appreciate the scale, quality and lifestyle on offer.



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