



Boldmere Road,
Sutton Coldfield, B73 5UL

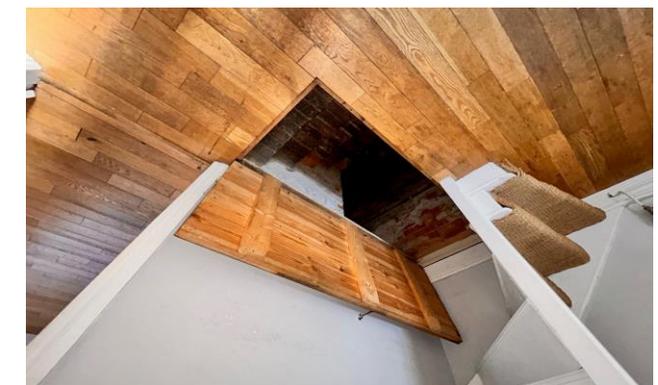
Offers in Excess of £295,000

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This superbly located period terrace property with two double bedrooms retains many original features and offers immense practicality with close proximity to many desirable amenities including a superior public transport network, sought after schools, shops and entertainment.

Offering the advantage of no onward chain the accommodation on offer includes separate reception rooms, a fitted kitchen ground floor bathroom and useful cellar. Benefitting from off road parking and a mature rear garden it must be viewed without delay in order to avoid disappointment.





Property Specification

SUPERBLY LOCATED CHARACTERFUL PERIOD TERRACE
TWO DOUBLE BEDROOMS
SEPARATE LOUNGE AND DINING ROOM
GOOD SIZE FITTED KITCHEN GROUND FLOOR BATHROOM
OFF ROAD PARKING AND GOOD SIZE MATURE GARDEN

Cellar 3.68m (12'1") x 3.42m (11'2")

Lounge 3.76m (12'4") x 3.63m (11'11")

Dining Room 3.76m (12'4") x 3.71m (12'2")

Kitchen 3.71m (12'2") x 1.65m (5'5")

Bathroom

Bedroom 1 3.76m (12'4") x 3.63m (11'11")

Bedroom 2 3.76m (12'4") x 2.79m (9'2")

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: 26th June 2023

Viewer's Note:

Services connected: Gas, Electricity, Water, Mains Drainage

Council tax band: C

Tenure: Freehold

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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

