



**Boldmere Close, Boldmere
Sutton Coldfield, B73 5HF**

£105,000

Boldmere

£105,000



This well presented one bedroom first floor flat occupies a most convenient location close to local shops and the nearby cross city train line.

The accommodation itself sits within a cul-de-sac location close to local shops with easy access to nearby shopping centres at Wylde Green, Bolmere and beyond.

Boasting a well-proportioned open lounge, dining kitchen, double bedroom and white bathroom the property benefits from intercom entry a generous lease and no onward chain with access to a communal garden at the rear.

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- WHITE BATH SUITE
- OPEN PLAN LOUNGE DINING KITCHEN
- CONVENIENT CUL-DE-SAC LOCATION
- CLOSE PROXIMITY TO SHOPS AND TRANSPORT LINKS
- ACCESS TO COMMUNAL GARDEN
- GENEROUS LEASE
- FULLY RENOVATED THROUGHOUT
- DOUBLE GLAZING
- IDEAL FOR A FIRST TIME BUY OR INVESTMENT





Property Specification

FIRST FLOOR FLAT

The Property briefly comprises:

Living Room 6.30m (20'8") x 2.79m (9'2")

Kitchen 2.79m (9'2") x 1.78m (5'10")

Bedroom 3.40m (11'2") x 3.02m (9'11")

Bathroom 1.80m (5'11") x 1.78m (5'10")

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: 6th April 2021

Viewer's Note:

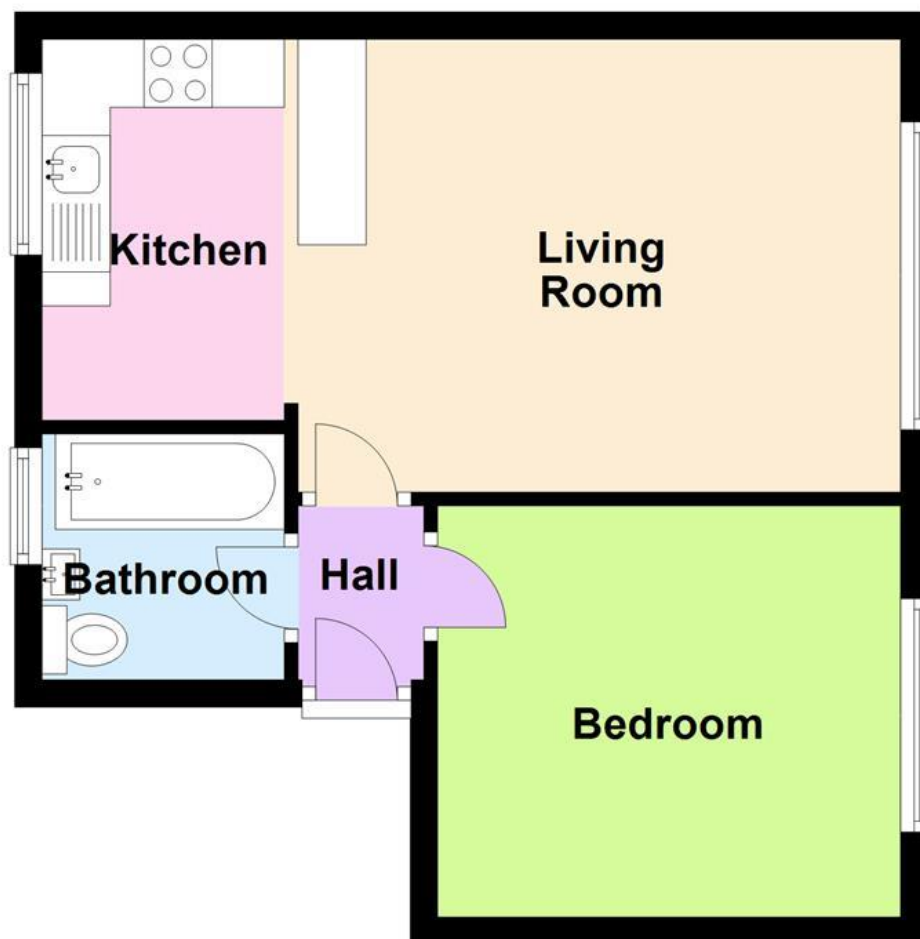
Services connected: Mains electricity, gas, water & drainage
Council tax band: A

Tenure: Leasehold 93 years remaining
Ground Rent: £10 per annum
Service Charge: £254.40 per annum

Floor Plan


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

Floor Plan



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

