



Boldmere Road,
Sutton Coldfield, B73 5TU

£185,000

£185,000



This beautifully presented generously proportioned superbly located first floor flat occupies a most convenient situation close to many sought after amenities including excellent shops and eateries with a superior local transport network.

Accessed via its own private entrance the accommodation includes a an attractive breakfast kitchen, lounge dining room, three bedrooms and a re-fitted bathroom. Having a generous lease an early viewing must be undertaken.





Property Specification

SUPERBLY LOCATED WELL PROPORTIONED FIRST FLOOR
FLAT
THREE BEDROOMS
ATTRACTIVE LOUNGE DINING ROOM
GOOD SIZE BREAKFAST KITCHEN WITH PANTRY STORE
ATTRACTIVE BATHROOM

Landing

Kitchen 3.69m (12'1") x 2.50m (8'2")

Store

Lounge/Dining Room 5.11m (16'9") x 3.23m (10'7")

Store

Bathroom

Bedroom 1 5.11m (16'9") x 2.85m (9'4")

Bedroom 2 4.13m (13'7") x 2.60m (8'7")

Bedroom 3 2.46m (8'1") max x 1.95m (6'5")

Store

Store

Cupboard

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: 14th November 2023

Viewer's Note:

Services connected:
Council tax band: A
Tenure: Leasehold years remaining, lease from
Ground Rent: £368
Service Charge: £0
Restrictions:

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		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

Map Location

