



College Road, Boldmere
Sutton Coldfield, B73 5AU

Offers in Excess of £210,000

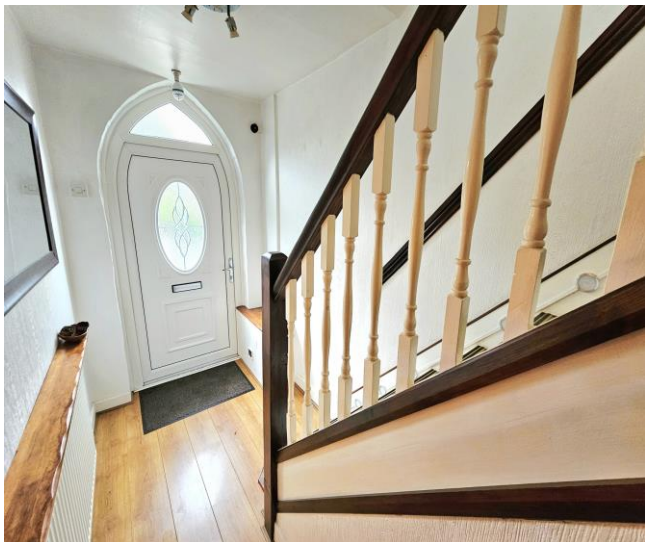
Boldmere

Offers in Excess of £210,000

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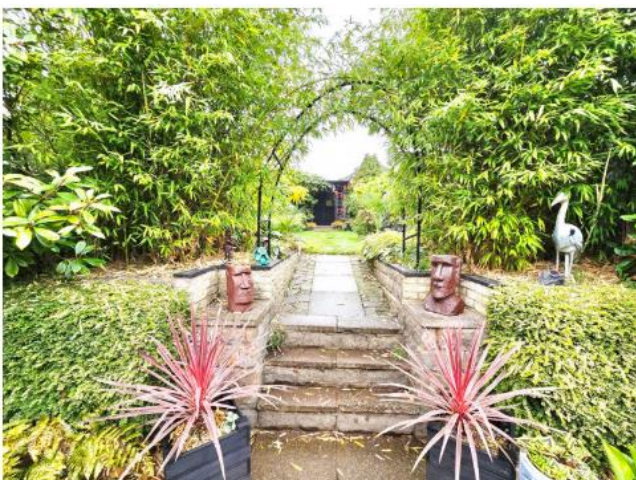
OFFERED FOR SALE WITH NO UPWARD CHAIN - This extended three bed semi detached property occupies a most convenient and popular location set within close proximity of many sought after amenities including desirable shops, schools and transport links. The property on offer benefits from a most successfully extended rear elevation to provide an enlarged expansive open plan kitchen and dining room offering a delightful Westerly facing landscaped garden and full length side veranda providing front to rear access. To the frontal elevation is bright front facing family lounge which with double opening doors facilitates access into the aforementioned extension. To the first floor are three bedrooms, two of which are doubles and a family bathroom with full white suite. Having the advantage of a garage to the rear with secure gated access and a truly stunning rear garden with lawned section, offering a wealth of well stocked borders and patio - early viewing is recommended in order to avoid disappointment. Viewings are by appointment and via Paul Carr Boldmere office for proceedable purchasers only.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION
 LOCATED WITH A SUOERB RANGE OF LOCAL AMENITIES RANGING FORM SCHOOLS TO SHOPPING FACILITIES AND ARTERIAL ROAD AND RAIL TRANSPORT CONNECTIONS
 DELIGHTFULLY EXTENDED TO THE REAR TO OFFER A CONTEMPORARY OPEN PLAN DINING ROOM AND FITTED KITCHE
 EXCELLENT LIVING ROOM WITH DUAL ASPECT THROUGH AND INTO THE DINING KITCHEN
 FULL LENGTH SIDE VERANDA



Lounge 4.07m (13'4") x 2.94m (9'8")
 2.55m (8'4") x 2.45m (8') max
 Kitchen/Diner
 Cupboard

Bedroom 1 2.97m (9'9") x 2.95m (9'8")
 Bedroom 2 3.79m (12'5") x 3.00m (9'10")
 Bathroom 2.52m (8'3") x 1.63m (5'4")
 Bedroom 3 1.90m (6'3") x 1.85m (6'1")

Agent's Note:

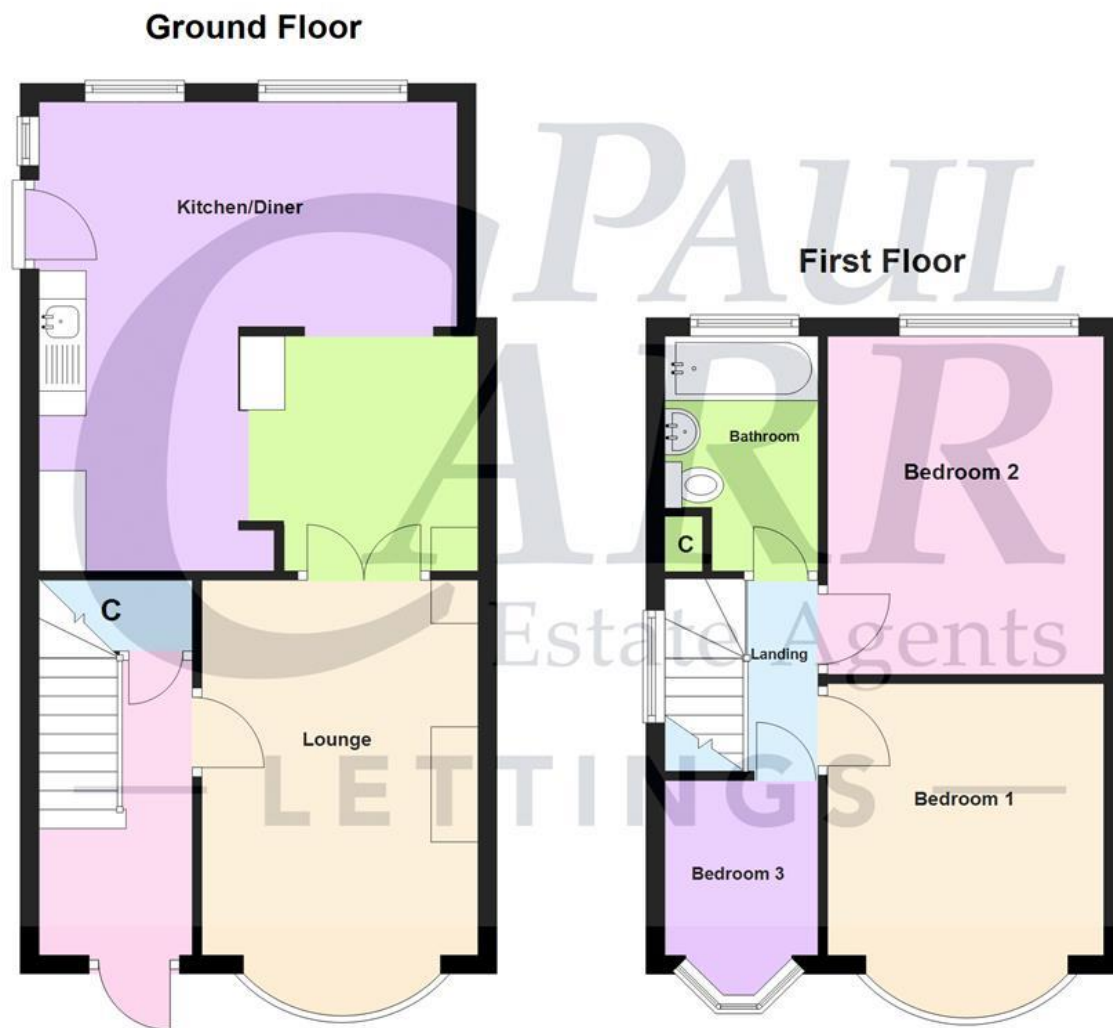
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 15th October 2025

Viewer's Note:

Services connected: ALL
 Council tax band: C
 Tenure: Freehold
 Other Charges: YES

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

