

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Fabulous location ideal for Boldmere's many facilities
- * Entrance Hall
- * Front Room
- * Living Room
- * Extended Dining kitchen
- * Two double bedrooms
- * Bathroom
- * Fore garden with off road parking and access to garage front
- * Side storage area (small garage)
- * Wonderful mature and generous rear garden



151 Boldmere Road, Sutton Coldfield, B73 5UL ~ Offers around £315,000

This is a rare opportunity to purchase a property in the heart of Boldmere that offers the lucky buyer the ability to upgrade to ones own taste. The interiors are very generous and include, entrance hall, front room, living room and extended dining kitchen. To the first floor are two excellent double bedrooms and bathroom. Outside is a fore garden offering parking space and access to storage front. To the rear is a beautiful longer than average garden that has patio area long lawn and an abundance of flowering and verdant trees and shrubs. Viewing is essential to appreciate what a fantastic opportunity this is. EPC rating TBC. Council Tax Band C.

Access is via A Brick blocked fore garden offering parking space

Double glazed reception door with transom above into vestibule, multiple panelled reception door into:

HALLWAY Staircase to first floor, radiator, doors into dining room and

FRONT ROOM 11'5" x 12'00" max 11'1" min Double glazed bay bow window to front, classically styled fire surround, radiator, coving and medallion to ceiling,

LIVING ROOM 11'4" x 12'00" max 10'8" min to chimney breast Double glazed Georgian style window to rear, coving and medallion to ceiling, radiator, fire surround and fitted gas fire, door into:

DINING KITCHEN 11'00" x 6'10" Having a range of drawer, base and eye level cupboards, worksurface, tiling to part walls, four ring gas hob with electric oven under and extractor hood over, one and half bowl sink and drainer, two double glazed windows to side, wall mounted gas central heating boiler, under stairs storage cupboard, tiled floor

DINING AREA 13'5" x 6'10" Double glazed window to rear and side, double glazed door out to garden, coving to ceiling, radiator

FIRST FLOOR LANDING Access to loft space, door into store cupboard and further doors into

BEDROOM ONE 11'5" x 15'3" max 12'7" min to wardrobe front and chimney breast Two double glazed Georgian style window to front, radiator, his and hers built in wardrobes

BEDROOM TWO 11'5" x 9'2" max to wardrobes 7'4" min to wardrobe front Double glazed Georgian style window to rear, built in wardrobe system, radiator

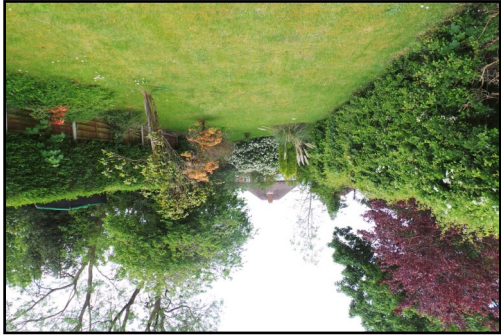
SHOWER ROOM 9'10" max 7'10" min to airing cupboard front x 7'10" Having a double sized shower cubicle, pedestal wash hand basin, closed coupled WC, radiator, tiling to part walls, airing cupboard, double glazed patterned window to rear

STORE 13'00" x 6'5" (please check the suitability of this store for your own vehicle) Up and over door to front, and up and over door to rear, light and power

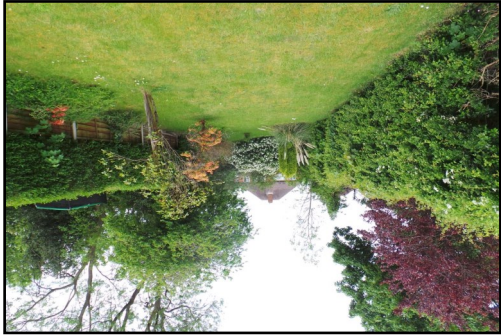
REAR GARDEN Brick blocked patio to side and paved patio beyond leading to a lovely long lawn with trees and shrubs, fencing and hedging to boarders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A	55 D	77 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



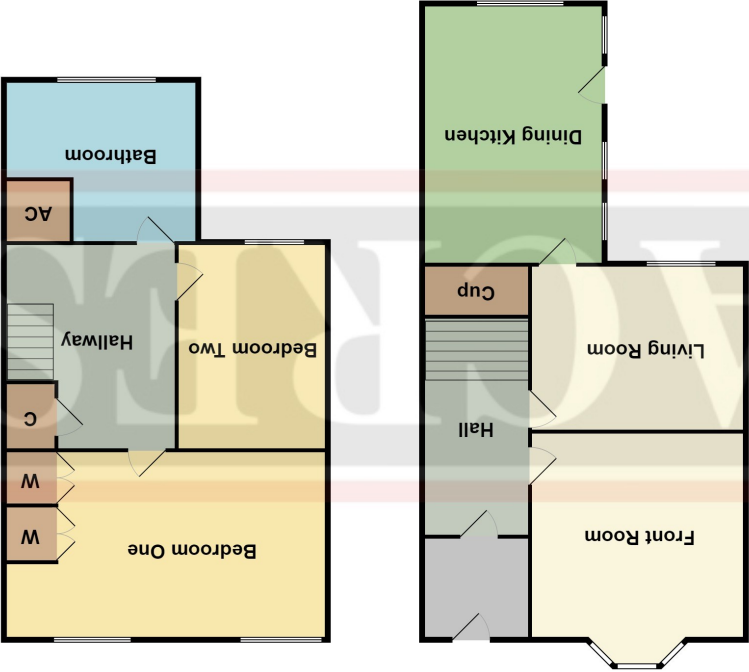
TENURE: The Tenure of the property is to be confirmed. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.