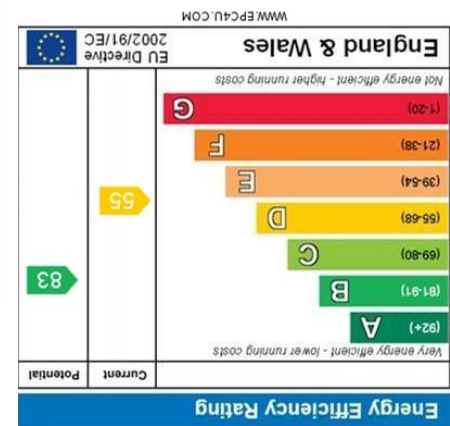


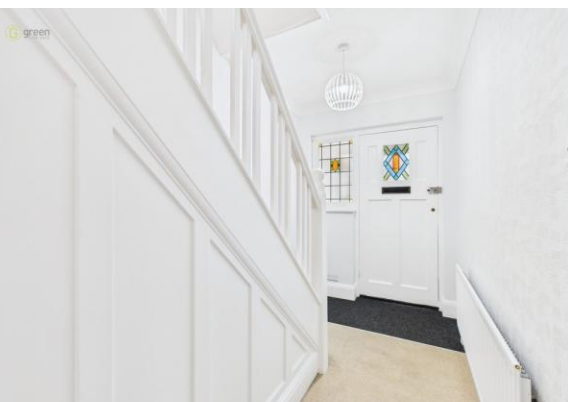
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Please feel free to relay this to your Solicitor or License Conveyer.



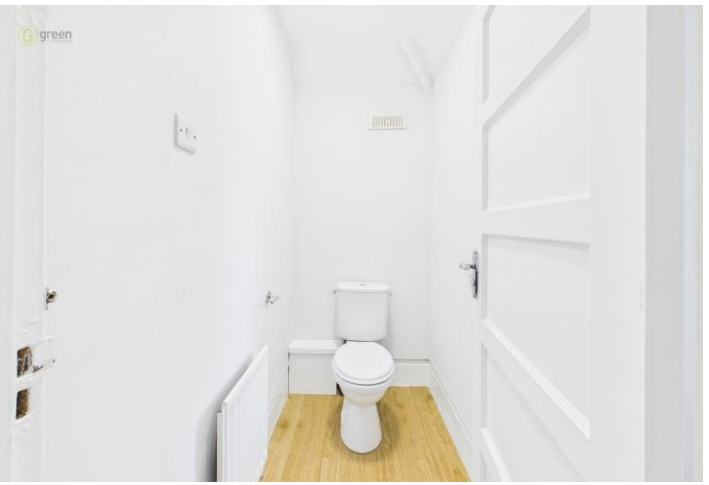
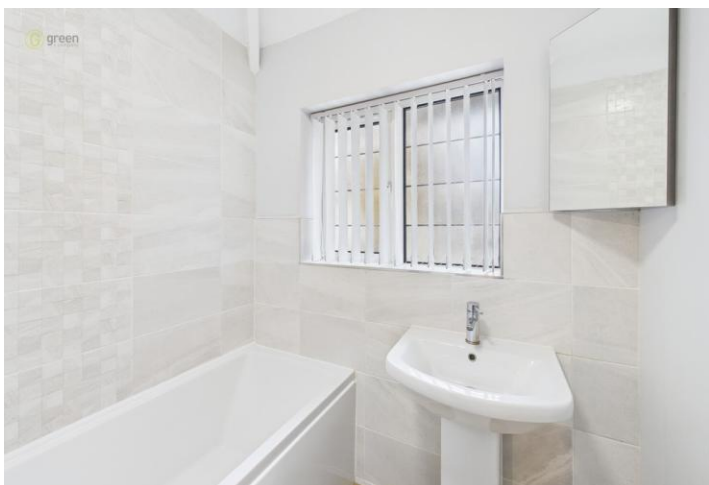
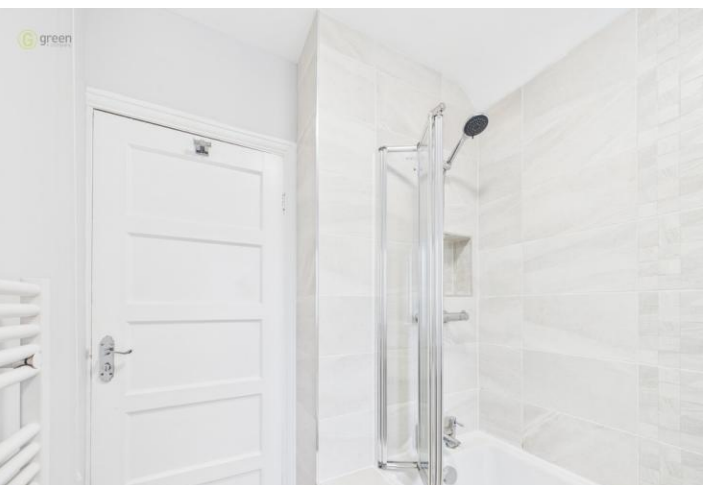
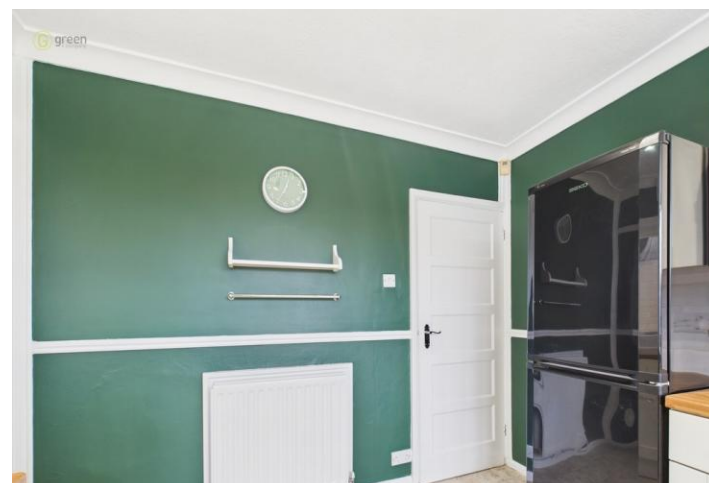
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- SIZEABLE LOUNGE
- SEPARATE DINING ROOM
- THREE BEDROOMS
- GARAGE
- DRIVEWAY
- NO UPWARD CHAIN

The Boulevard, Sutton Coldfield, B73 5JB

£500,000



## Property Description

Discover your dream home on The Boulevard in Sutton Coldfield!

This stunning 3-bedroom detached gem offers generous living space with two inviting reception rooms, perfect for relaxing or entertaining loved ones. Step outside to a spacious, beautifully maintained garden-an ideal sanctuary for outdoor fun, gardening, or simply unwinding.

Convenience is key, with a garage and paved driveway providing ample parking. Located close to Wyde Green shops and Chester Road train station, you'll enjoy effortless access to local amenities and transport links.

Don't miss out on this fantastic opportunity-schedule a viewing today and take the first step towards making this incredible house your new home!

**OUTSIDE** To the front is a paved driveway providing parking for multiple vehicles and leading to the garage.

**PORCH** Double glazed and door into:-

**HALLWAY** Carpeted, radiator, storage under the stairs.

**GUEST WC** Low level wc, sink, window to side.

**LOUNGE** 10' 10" x 14' 3" (3.3m x 4.34m) Carpeted, fireplace with electric fire, bay window and door to large slatted patio area

**DINING ROOM** 14' 10" x 11' 0" (4.52m x 3.35m) Double glazed window to front.

**KITCHEN** 10' 10" x 9' 4" (3.3m x 2.84m) Radiator space for fridge freezer, fitted units, space for cooker, window overlooking rear garden, lino flooring, door to side entrance.

**SIDE ENTRY** 30' 2" x 4' 2" (9.19m x 1.27m) Door to the front drive, door to garage, rear door to garden, plumbing and electrics for appliances, clear roof.

**FIRST FLOOR LANDING** Doors off to:-

**SEPARATE WC** Low level wc, window, blinds and radiator.

**BEDROOM THREE** 6' 11" x 12' 6" (2.11m x 3.81m) Radiator, blinds, wardrobe and boiler in the wardrobe.

**BEDROOM TWO** 13' 2" x 10' 8" (4.01m x 3.25m) Bay window, curtains, radiator, carpeted.

**BEDROOM ONE** 14' 5" x 10' 9" (4.39m x 3.28m) Bay window, blinds, radiator, carpeted.

**BATHROOM** 5' 6" x 5' 7" (1.68m x 1.7m) Towel rail, blinds, basin, bath and shower, tiled walls around the shower and halfway up by the basin.

**OUTSIDE** The rear is slatted, accessible side entrance, side gate and rear lounge, wall up to the first lawn, then path to second lawn, fenced at the back with a shed.

**GARAGE** 14' 6" x 7' 9" (4.42m x 2.36m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas central heating  
Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor, variable in-home  
O2 and Vodafone - Good outdoor and in-home  
Three - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991