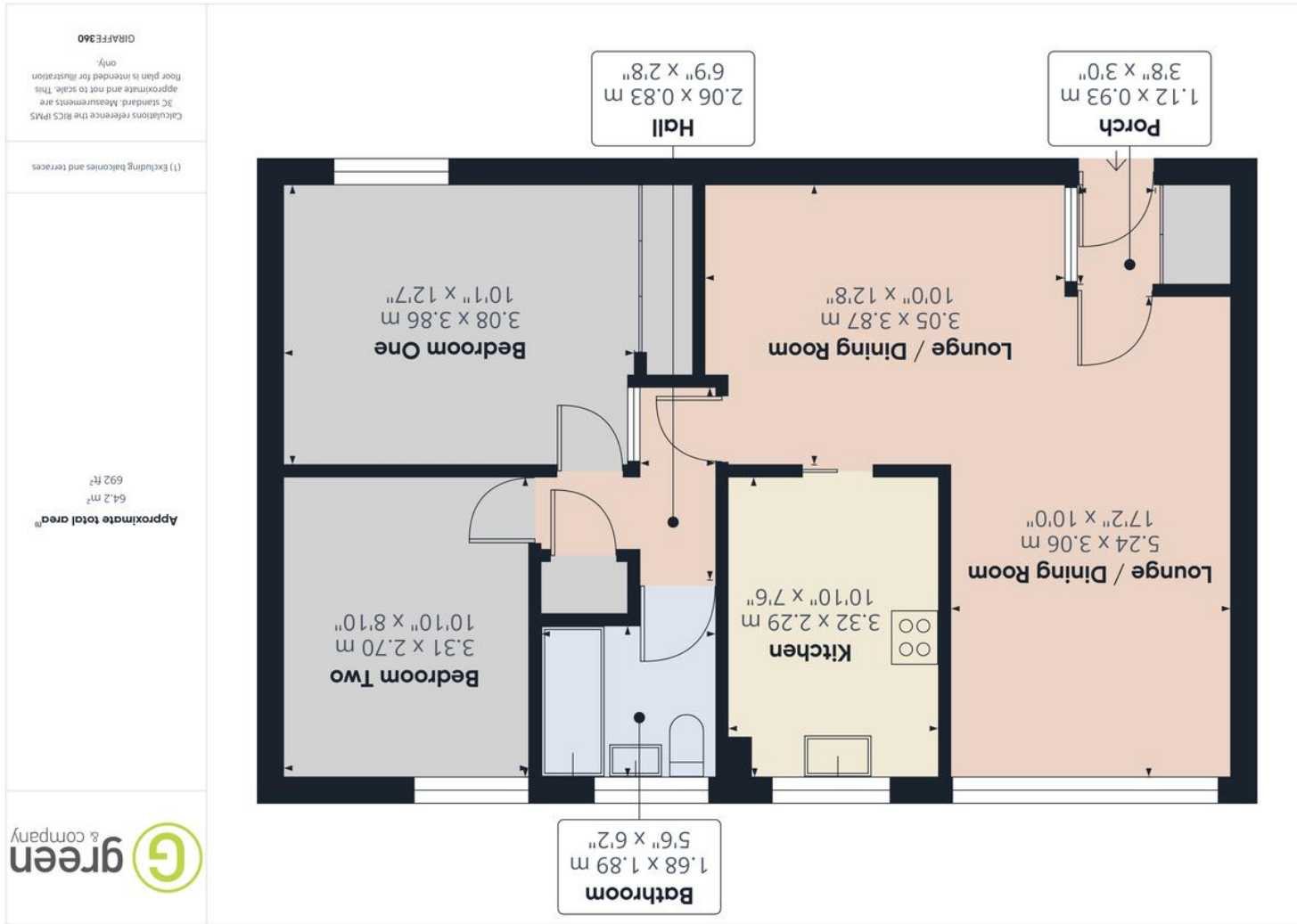


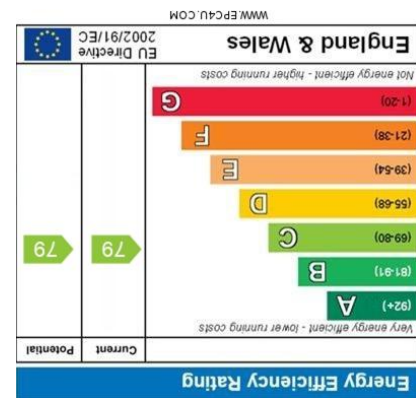
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

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. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



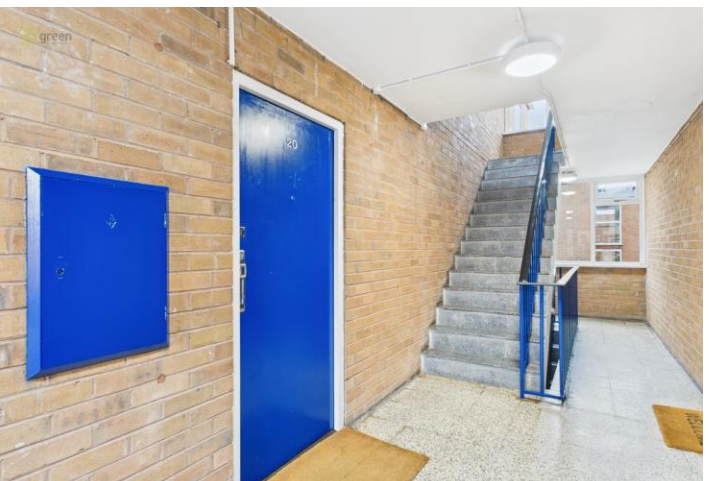
Boldmere | 0121 321 3991



- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE AND DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- MASTER BEDROOM WITH FITTED WARDROBES
- GARAGE

Boldmere Gardens, Boldmere, Sutton Coldfield, B73 5LN

£170,000



## Property Description

Welcome to this charming and spacious two-bedroom first-floor flat nestled within the desirable Boldmere Gardens in Sutton Coldfield. Offering an excellent combination of comfort, practicality, and convenient location, this property is a fantastic opportunity for first-time buyers, those looking to downsize, or savvy investors seeking a well-maintained home in a popular area.

This well-presented flat boasts a generous layout, perfectly designed to maximise space, triple glazing and full insulation. As you step inside, you'll be greeted by a welcoming entrance that leads into a large, comfortable lounge dining room. This versatile living space is ideal for relaxing with family, entertaining guests, or enjoying meals with loved ones. The room's ample size ensures plenty of room for various furniture arrangements, making it a truly homely environment.

Off the lounge is the fitted kitchen, which has been thoughtfully designed to include a range of modern appliances and ample storage solutions. Whether you're preparing everyday meals or hosting dinner parties, you'll find this kitchen both functional and stylish. The layout allows for easy movement and access, making cooking a pleasure.

The flat features two well-proportioned bedrooms, each providing a peaceful retreat. These rooms are perfect for restful nights and can also accommodate additional storage or workspace if needed. The bathroom is equipped with essential fixtures and a clean, contemporary aesthetic.

One of the key advantages of this property is its extended lease, offering peace of mind and added value. The communal areas and gardens are well-kept, reflecting a friendly and welcoming community atmosphere.

Parking is convenient with an allocated garage included with the property, providing secure and easy access for residents. The estate's location within Boldmere Gardens ensures excellent connectivity, with local amenities, shops, schools, and transport links all nearby. Sutton Coldfield itself offers a vibrant atmosphere, with a range of shopping, dining, and recreational options to enjoy. This flat is ideal for those seeking a low-maintenance yet spacious home in a great neighbourhood. Its well-laid-out interior, coupled with the well-maintained communal facilities, makes it an attractive choice for a variety of buyers. Whether you're a first-time buyer looking to step onto the property ladder, someone downsizing to a manageable but comfortable space, or an investor aiming for a reliable rental property, this apartment ticks all the boxes.

This delightful two-bedroom flat within Boldmere Gardens presents a fantastic opportunity to acquire a beautifully kept home in a great location. With its generous living spaces, modern fittings, extended lease, and excellent amenities, it offers everything you need for comfortable, convenient living. Don't miss out on the chance to make this lovely property your new home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer!

**PORCH AREA** Having frosted glass looking into the lounge and storage cupboards.

**LOUNGE AND DINING AREA** Large windows overlooking the front and a storage heater.

**KITCHEN** Having wall and base units, fridge, freezer, washing machine, tumble dryer, dishwasher, double oven, hob and extractor fan.

**HALLWAY** Storage heater, door to airing cupboard housing water tank and frosted glass looking into master bedroom.

**MASTER BEDROOM** Fitted wardrobe, storage heater and window overlooking the back.

**BEDROOM TWO** Double wardrobe, storage heater, window overlooking the front.

**BATHROOM** Tiled floor to ceiling, window overlooking the front, electric towel rail and bath with electric shower.

**AGENTS NOTE** The property has triple glazing and full insulation.

Council Tax Band B - Birmingham

Utility Supply  
Electric - Mains  
Gas - N/A  
Water - Mains  
Heating - Storage heaters  
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 and Vodafone - Good outdoor, variable in-home  
O2 and Three - Good outdoor

**Broadband coverage:-**  
Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 255 Mbps. Highest available upload speed 38 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

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 leasehold with approximately 131 years remaining. Service Charge is currently running at £2,160 per annum and is reviewed (to be confirmed). The Ground Rent is peppercorn. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991