



College Hill, Boldmere
Sutton Coldfield, B73 6HA

Offers in Excess of £695,000

This superbly located beautifully presented characterful detached property occupies an enviable and convenient town centre location ideally positioned for nearby amenities including desirable schools, shops and transport links. Retaining many original features the accommodation is accessed via a charming hall with original feature stained glass panels with doors leading off to a fabulous lounge/garden room, dining kitchen, family/study room, utility and guest WC. To the first floor there are four bedrooms and a luxurious bathroom with a separate bath and shower cubicle. Outside patio doors lead to an attractive garden and patio having a summer house and contemporary style cabin suitable for many uses.

- SUPERB CHARACTERFUL EXTENDED FOUR BED DETACHED PROPERTY
 - MANY ORIGINAL FEATURES
 - EXCEPTIONAL TOWN CENTRE LOCATION
- CLOSE PROXIMITY TO A WEALTH OF SOUGHT AFTER LOCAL AMENITIES
 - DESIRABLE SCHOOLS AND TRANSPORT LINKS NEARBY
 - EXCELLENT DINING KITCHEN
 - FABULOUS THROUGH LOUNGE GARDEN ROOM
 - GENEROUS STUDY/FAMILY ROOM UTILITY AND GUEST WC
- ATTRACTIVE MATURE GARDEN WITH SUMMER HOUSE AND CABIN/OFFICE

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Services Connected: Electric, Gas, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Hall

Lounge 4.01m (13'2") x 3.31m (10'10")

Family Dining Kitchen 6.55m (21'6") x 3.21m (10'6")

Utility Room 4.04m (13'3") x 2.24m (7'4")

Study / Family Room 4.47m (14'8") x 2.77m (9'1")

Garden Room

WC

Landing

Bedroom 1 4.32m (14'2") x 3.31m (10'10")

Bedroom 2 4.13m (13'7") x 2.69m (8'10")

Bedroom 3 3.51m (11'6") x 2.20m (7'2")

Bedroom 4 3.99m (13'1") x 2.77m (9'1") max

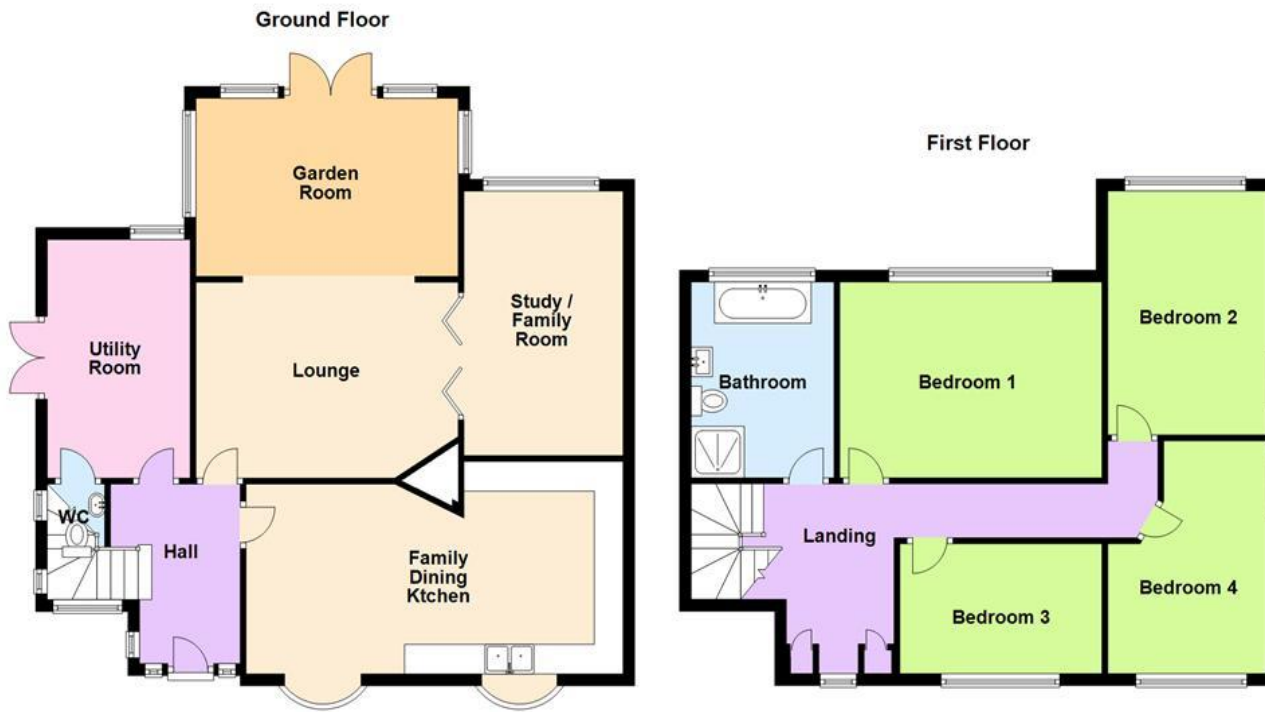
Bathroom





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 2nd November 2023