PAUL CARR Estate Agents Sales & Lettings

Sutton Coldfield 0121 321 3003 Suttoncoldfield@paulcarrestateagents.co.uk



Boldmere Road, Sutton Coldfield, B73 5UL

Offers Over £315,000

Situated in a popular residential location in Sutton Coldfield, being sold with no upward chain, this well-proportioned three-bedroom terraced property offers spacious and versatile accommodation, together with a large rear garden, double driveway and excellent access to a range of local amenities, transport links and schools.

The ground floor features an open plan through lounge and dining room, providing a bright and versatile space ideal for both everyday family life and entertaining. To the rear, the property has been extended off the kitchen, creating valuable additional space and enhancing the practicality of the ground floor. The extension also benefits from a convenient downstairs WC, making it particularly well suited to family living and providing the potential for a variety of uses depending on the new owner's needs.

Upstairs, the property offers three good-sized bedrooms, complemented by a generously sized family bathroom.

Outside, the property continues to impress with a large rear garden, offering plenty of space for families, outdoor entertaining and relaxing during the warmer months. The garden also benefits from rear access, providing additional convenience. To the front, there is a double driveway providing ample off-road parking, a particularly useful feature for a family home.

The location is a real highlight, with Boldmere High Street within walking distance, offering a fantastic selection of shops, cafés and everyday amenities.

Sutton Park is also within walking distance, providing an abundance of beautiful open green space. The property is also well placed for a range of local schools, making it an appealing choice for families, while excellent transport links provide convenient access to Sutton Coldfield and the surrounding areas.

A spacious and versatile family home, ideally positioned in a well-connected Sutton Coldfield location and offering excellent living space both inside and out.



Room Measurements

Cellar 3.82m (12'6") x 3.55m (11'8")

Reception Room 3.91m (12'10") x 3.64m (11'11")

Dining Room 3.73m (12'3") x 3.16m (10'4")

Kitchen 3.05m (10') x 3.04m (10')

Reception Room 3.04m (9'11") x 2.61m (8'7")

WC 1.49m (4'11") x 1.16m (3'10")

Bedroom 1 4.32m (14'2") x 3.71m (12'2")

Bedroom 2 3.70m (12'2") x 3.66m (12')

Bedroom 3 2.68m (8'10") x 2.40m (7'10")

Bathroom 3.27m (10'9") x 3.01m (9'11")

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

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

or via Suttoncoldfield@paulcarrestateagents.co.uk

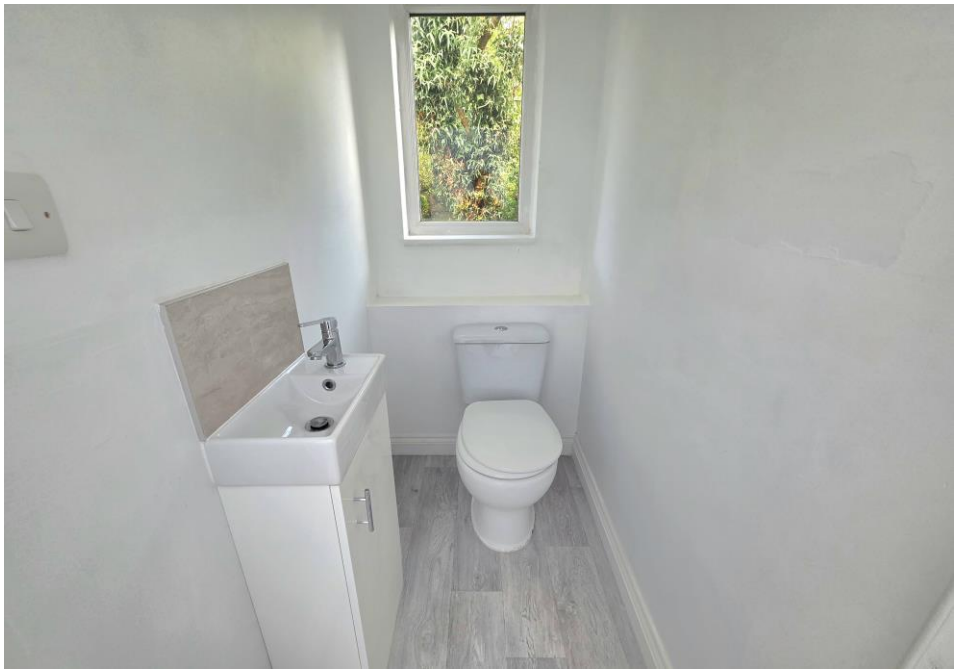






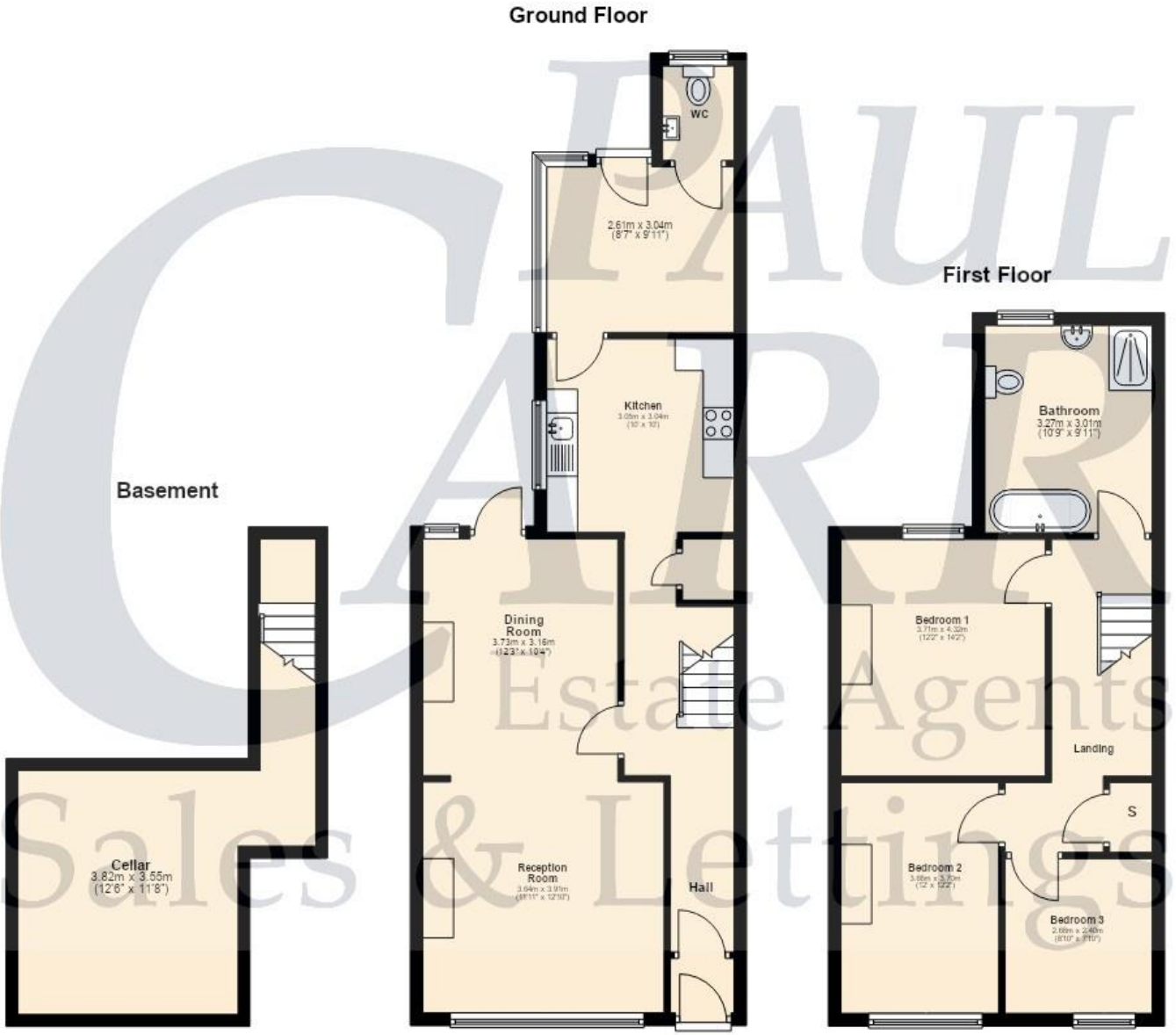




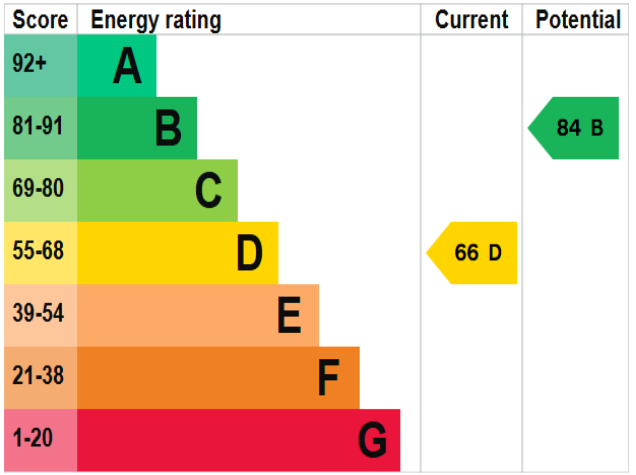


Floor Plan

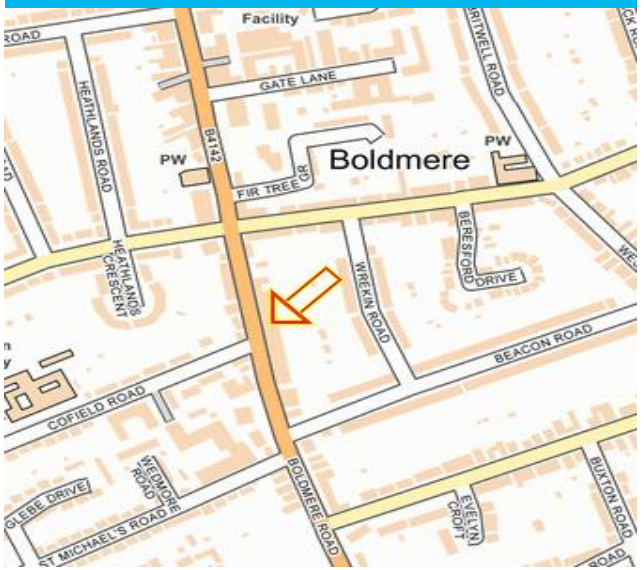
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



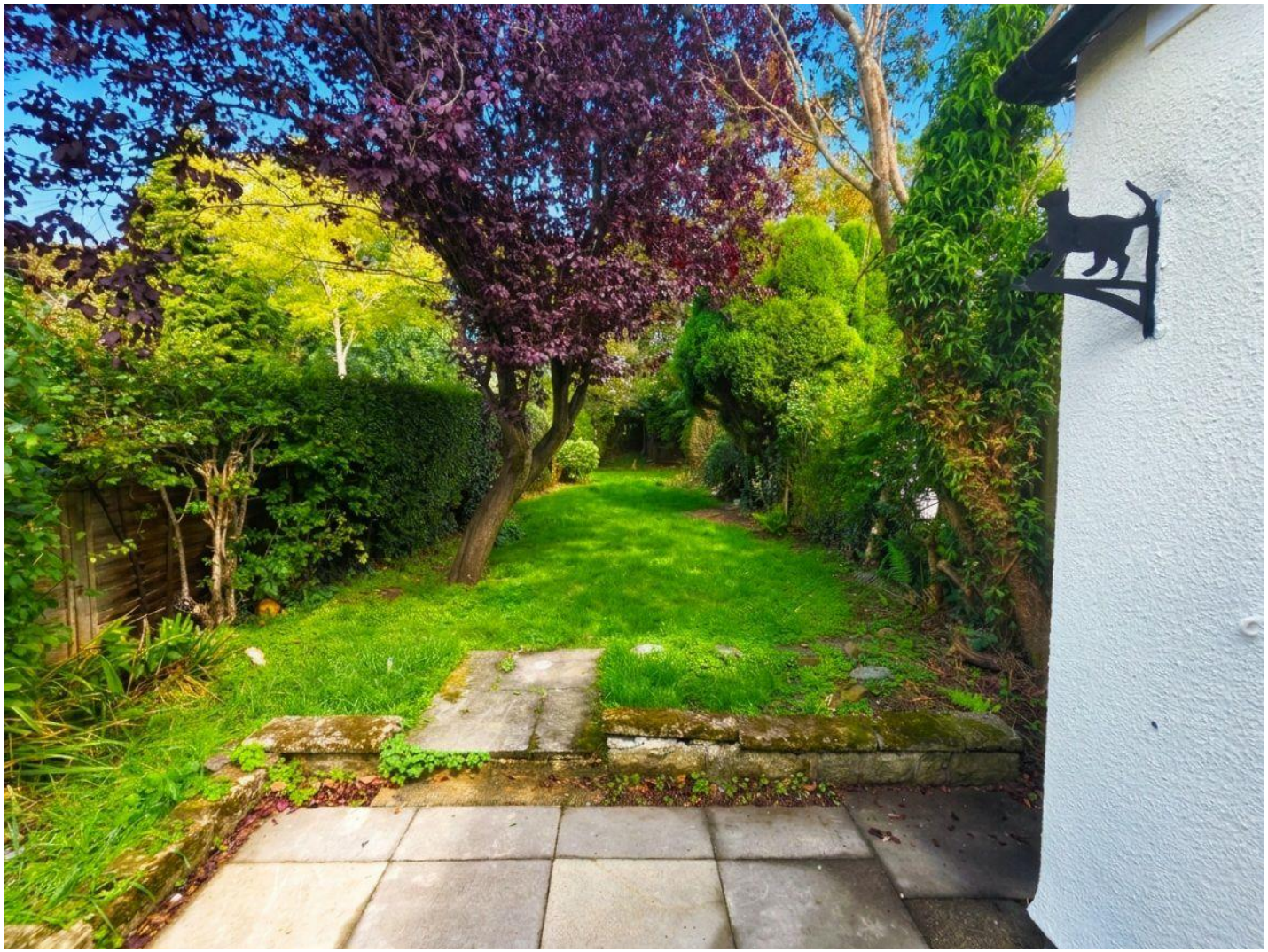
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Agent's Note:

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: 5th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.