



£550,000 Offers In Excess Of

Boden Road, Birmingham

Detached House | 5 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REALTY LIMITED

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)





# Step Inside

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## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this traditional five bedroom family home situated in the most convenient location on Boden Road, Hall Green, B28.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this traditional five bedroom family home situated in the most convenient location on Boden Road, Hall Green, B28.

THE PROPERTY has been substantially extended to the rear to the side and benefits from a long 'tandem' garage approximately 42 feet in length. A modern condensing combination boiler was recently installed and the property benefits from being fully double glazed. There is potential for this property to be altered to serve a variety of needs a family may have.

BODEN ROAD is a quiet leafy road in a sought after location. It's perfectly situated boasting local shopping facilities which can be found at both Robin Hood Island and Hall Green Parade. A short drive along the Stratford Road will bring to you into nearby Shirley which offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelryes.

NEARBY - The property is close to great transport links, there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre - boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments.

TRANSPORT - Hall Green is served by both Hall Green Railway Station on the Stratford Road and Yardley Wood Railway Station on Highfield Road which are between a 5-10 minute drive away. The property is a 10 minute drive down the A34 to the M42 motorway providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

ROOM MEASUREMENTS - Please refer to the floor plan for room measurements.

□APPROACH This attractive property is bet back from the road behind a low level brick wall and an area of shrubs and bushes. The driveway is capable of holding multiple cars and is fully slabbed.

GROUND FLOOR ACCOMMODATION comprises of a traditional layout to the front which starts at the porch and spacious reception hallway with the a front reception room leading off. A convenient WC and cloaks area has been added which also leads off the reception hall. A door to the rear leads to the kitchen having a range of wall and floor mounted kitchen units, integrated oven with an additional eye level oven, integrated fridge and plumbing for a washing machine. Doors lead off the kitchen to the dining room at the rear, side Lobby to the right and an impressive lounge area which benefits from having a bar area. The dining room and lounge both have sliding patio door that open to the rear garden.

FIRST FLOOR ACCOMMODATION The stairs leading to the landing have traditional bannisters and spindles. All five bedrooms are double in size and offer flexible accommodation.

The landing is has natural light through a side window. A WC is located just off the landing and also has a side window.

The family bathroom has fitted cupboards that offer a good amount of storage. The bathroom is fully tiled and has an electric shower over that bath, chrome hand towel rail and a wash hand basin.

Bedroom 1 has fitted wardrobes on two walls and a bay window to the front. Bedroom 2 is also an impressive double room which has doors leading to bedrooms 4 and 5. There is potential to create an additional en-suite bathroom and a dressing room which currently is bedroom 4 and has a sliding fitted wardrobe. There is also scope to extend the hallway to reach all the bedrooms individually. Bedroom 2 and Bedroom 3 Is accessed directly off the hallway.

REAR GARDEN This impressive south facing rear garden is generous in size and has been landscaped beautifully with a lot of thought. The 'full width' patio leads to a well shaped lawn area surrounded by mature plants, shrubs and bushes. A trellised fence and arch leads to a second more secluded garden bordered with wooden fencing. At the rear a second patio and a slabbed area beyond another line of trellised fencing.

GARAGE - The garage extends to full depth of the house approximately 15m and has and up-and over door to the front. It has electrics and a window and door to the rear.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.■■■PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.■■■

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.■■■THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.■■■PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agent who would be pleased to discuss its current market value, our fees and services with you.





Telephone: 0121 249 6207

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