



£700,000 Offers In Excess Of

Boden Road, Birmingham, B28 9DL

Detached House | 4 Bedrooms | 4 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- 4 Bedroom Detached House
- Vastly Extended
- Kitchen Diner
- Beautiful Garden
- Superb Garden Cinema Room
- Ground Floor Shower Room
- Multiple Reception Rooms
- Multiple Ensuites
- Off Road Parking
- Immaculate Throughout

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this beautifully presented detached residence on Boden Road, Hall Green. This wonderful four bedroom detached property situated on a tree-lined road in Hall Green, is arguably the finest home we have had the privilege of marketing in the Hall Green area!

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this beautifully presented detached residence on Boden Road, Hall Green. This wonderful four bedroom detached property situated on a tree-lined road in Hall Green, is arguably the finest home we have had the privilege of marketing in the Hall Green area!

PROPERTY LOCATION

Hall Green is a highly desirable residential area known for its convenience and popularity. Residents here enjoy easy access to a range of local amenities, including shops, schools, and restaurants. Moreover, the property is within walking distance of the Stratford Road, a major thoroughfare that offers exceptional transportation links to key destinations such as Birmingham City Centre, Solihull, and the motorway network.

This property presents an excellent opportunity suitable for various purposes, including families, investors, and landlords. Furthermore, it offers the potential for future development, making it an even more appealing investment prospect.

Full Details:

As you approach the property you are welcomed in to a grand entrance that sets the tone for the rest of the house. The properties key features are:

- A spacious and modern extended kitchen diner which is perfect for family meals and gatherings.
- A cozy Snug ideal for unwinding.
- Ground Floor Shower Room.
- A practical utility room perfect for laundry and additional storage.
- Several bedrooms come with their own private bathrooms for added convenience.
- Plenty of storage options throughout the property.
- Ample Off-Road Parking: Plenty of space to accommodate multiple vehicles.
- Beautiful Mature Garden: A tranquil outdoor space perfect for relaxation and entertainment.
- An exceptional garden bar with cinema screen space for entertaining guests, combining the best of outdoor and indoor living.

■ Useful Garage

This home offers a perfect blend of luxury, comfort, and practicality, making it an exceptional opportunity for discerning buyers.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have 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. Black & Golds Estate Agents have 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.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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