

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



**LEGAL READY**

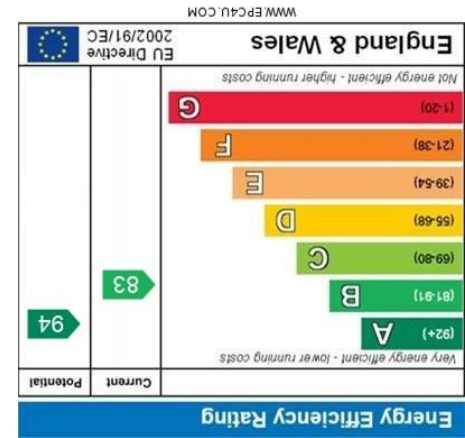
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



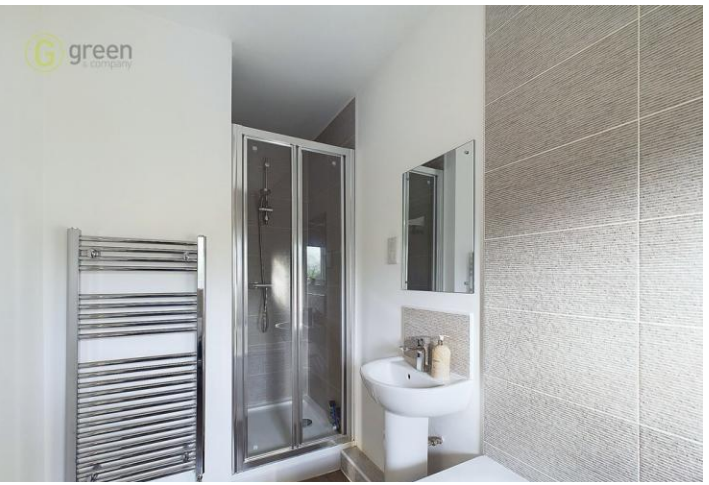
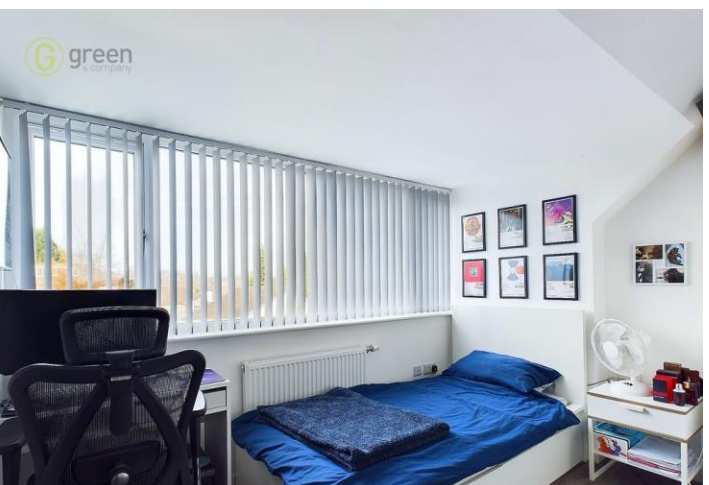
Boldmere | 0121 321 3991



- 100% OWNERSHIP
- THREE BEDROOM SEMI DETACHED
- LARGE DRIVEWAY
- GREAT TRANSPORT LINKS
- HIGHLY SOUGHT AFTER LOCATION

Padstone Drive, Sutton Coldfield, B72 1NJ

£375,000



## Property Description

Located in the heart of Sutton Coldfield, this three bedroom, 865 square-foot home presents a comfortable living space perfect for families and working professionals. The ground floor houses a spacious living room with abundant space for relaxation and entertainment, a fully-equipped kitchen, and a bathroom with a modern shower and bath. The top floor comprises three generously sized bedrooms, with subtle touches for personalized decoration, accompanied by a second bathroom with a shower installation. Access to quality education is easily available with the Sutton Coldfield College for further studies and Sutton Coldfield Grammar School for Girls conveniently situated nearby. Health and wellness facilities are within reach through a quick visit to the Wyndley Leisure Centre swimming pool. Moreover, the property's close proximity to Sutton Park presents exciting opportunities for outdoor activities and connection with nature. Public transport options are easily accessible, making this property an excellent mix of comfort, convenience, and lifestyle.

Please give us a call now to arrange your viewing!

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**KITCHEN** 7' 9" x 11' 9" (2.36m x 3.58m) Having double glazed window to front, a range of wall and base units, radiator, ceiling light and power points.

**LIVING ROOM** 22' 2" x 11' 0" (6.76m x 3.35m) Having double glazed window to rear, double glazed French doors to rear garden, radiator, ceiling light and power points.

**BATHROOM** 4' 10" x 11' 8" (1.47m x 3.56m) Having double glazed window to front, bath, walk in shower, low level wc, wash basin, heated towel rail and ceiling light.

**LANDING** Providing access to three bedrooms and family shower room.

**BEDROOM ONE** 10' 6" x 11' 4" (3.2m x 3.45m) Having double glazed window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 10' 9" x 9' 7" (3.28m x 2.92m) Having double glazed window to rear, radiator, ceiling light and power points.

**BEDROOM THREE** 8' 1" x 11' 5" (2.44m x 3.48m) Having double glazed window to front, radiator, ceiling light and power points.

**SHOWER ROOM** 8' 1" x 5' 10" (2.46m x 1.78m) Having double glazed window to rear, walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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 freehold. 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