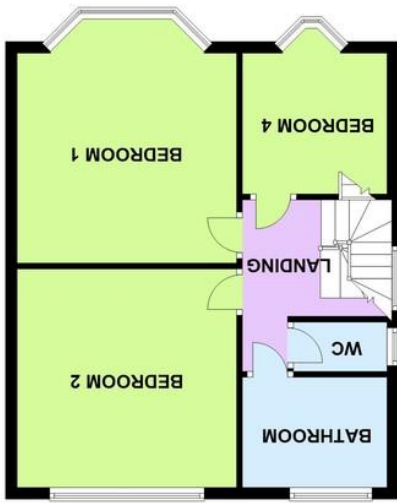


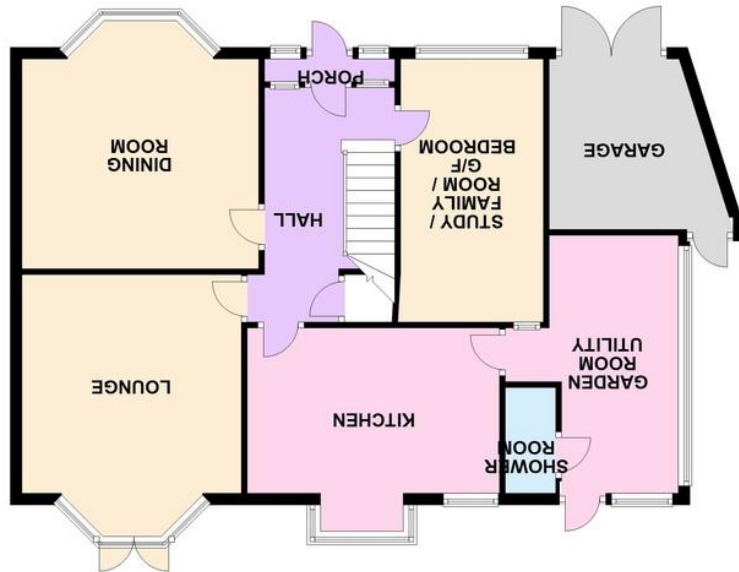
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



SECOND FLOOR

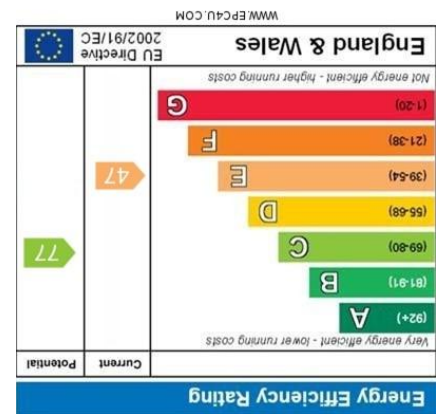


FIRST FLOOR



GROUND FLOOR

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 Conveyer.



Boldmere | 0121 321 3991



- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- IMMACULATLY PRESENTED THROUGHOUT
- CENTRAL HEATING WHERE SPECIFIED

Nadin Road, Sutton Coldfield, B73 5RH

Offers over £600,000

Property Description

This extended and improved, immaculately presented, four bedroom detached family home occupies a sought after, residential Cul de Sac location, being well served by local amenities including nearby public transport services, local schooling and shopping facilities of Boldmere High Street, enjoying a surrounding road network providing easy access to the neighbouring areas of Wylde Green and Sutton Coldfield. The property has been superbly improved and extended to a high standard providing an excellent level of accommodation set over three floors comprising three reception rooms, fitted kitchen, garden room, ground floor shower room, four bedrooms and family bathroom. The property benefits from, double glazing and gas central heating (both where specified), side garage, driveway, and excellent corner plot garden. Viewing is considered essential to fully appreciate this stunning family home.

RECESSED PORCH Having door and windows to fore, tiled flooring, leading to internal front door giving access to:

ENTRANCE HALL Having under stairs storage cupboard, central heating radiator, leaded stained glass windows to fore, picture rail, and doors leading to:

DINING ROOM 14' 11" max into bay x 13' 5" (4.55m x 4.09m) Having double glazed bay window to front elevation, coving to ceiling, and central heating radiator. The main focal point of the room being a feature recessed gas fire to wall.

RECEPTION ROOM TWO 15' 5" max into bay x 12' 5" (4.7m x 3.78m) Having double glazed bay window and French doors leading out to rear garden, and central heating radiator. The main focal point of the room being a feature open cast fire with stone surround and granite effect tiled hearth.

STUDY/FAMILY ROOM (GROUND FLOOR BEDROOM) 14' 11" max into bay x 8' 1" (4.55m x 2.46m) Having double glazed windows to front and rear elevations, central heating radiator and fitted cupboard.

KITCHEN 14' 4" max into bay x 11' 1" (4.37m x 3.38m) Having double glazed bay window overlooking rear garden, door giving access to garden room. The kitchen is beautifully presented and has been thoughtfully fitted to comprise a range of wall, drawer and base level units with work surface over, incorporating a sink unit with drainer and mixer tap over, integrated oven, and hob with extractor fan over.

GARDEN ROOM/UTILITY 14' 7" x 7' 3" (4.44m x 2.21m) Having double glazed windows to side and rear, ceramic tiled flooring, wall mounted storage units with roll top work surface, space and plumbing for washing machine and dryer, with access to:

SHOWER ROOM Having opaque window to garden, tiled flooring and complimentary tiling to walls. The shower room is fitted with a suite comprising low flush w/c unit, wall mounted hand wash basin with storage below and shower cubicle with shower over.

LANDING Having leaded window to side, stairs to second floor, and having doors to:

BEDROOM ONE 15' 6" max into bay x 11' 9" (4.72m x 3.58m) Having double glazed bay window to front elevation, central heating radiator, coving to ceiling and spotlights and a range of fitted wardrobes.

BEDROOM TWO 12' 6" x 10' 3" max to wardrobes (3.81m x 3.12m) Having double glazed window to rear elevation, central heating radiator and a range of fitted wardrobes with matching dressing table and drawers.

BEDROOM FOUR 8' 3" max x 8' max (2.51m x 2.44m) Having double glazed window to front elevation, and central heating radiator.

BATHROOM Having double glazed window to rear elevation, tiled floor, vertical chrome towel rail, and complimentary tiling to walls. This impressive family bathroom has been fitted with a suite comprising roll top bath, separate shower cubicle with shower over, and vanity unit with inset hand wash basin.

WC Having double glazed window to side, W.C and full tiling to walls

SECOND FLOOR LANDING Having double glazed window to side, having door to:

BEDROOM THREE 12' 8" to fitted wardrobes x 13' 9" max 8' 2" min (3.86m x 4.19m) Having double glazed window to rear elevation and a range of fitted wardrobes.

OUTSIDE

REAR GARDEN The rear garden is mainly laid to lawn with raised feature patio, mature beds and borders, outside cold water tap, timber shed and space to side for a hot tub.

GARAGE/STORE 11' 3" x 10' 4" max 7' 32 min (3.43m x 3.15m) Having double doors to fore, access to rear garden, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham City Council

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 Solicitor or Surveyor. Please note that all measurements are approximate.

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

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