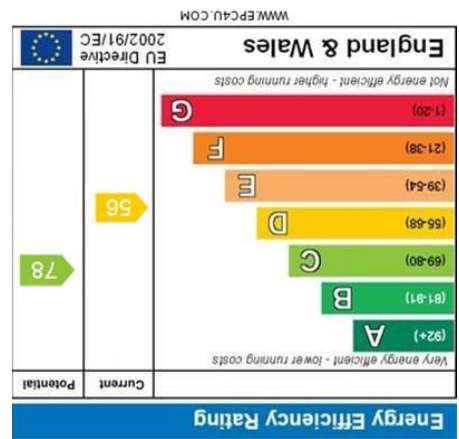


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- BEAUTIFUL PERIOD HOME
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALK INTO SUTTON PARK

Park Road, Sutton Coldfield, B73 6BX

Offers In Region Of  
 £350,000





## Property Description

We are delighted to offer to the market this beautifully presented two double bedroom period home set within the highly sought after Conservation area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute, superb shopping and leisure facilities at Sutton Coldfield Town Centre and being situated next to Sutton Park. Entered via a formal through lounge with a stained glass bay window to the front, a formal dining room to the rear and a refitted stylish kitchen and guest WC. On the first floor there are 2 double bedrooms and a luxury family bathroom and to complete the home there is a low maintenance landscaped rear garden.

Being sold with the benefit of having no upward chain home such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**LIVING ROOM/DINING ROOM** 11' 7" x 27' 1" (3.53m x 8.25m) Having double glazed bay window to front, double glazed window to rear, radiators, ceiling lights and power points.

**KITCHEN** 5' 9" x 11' 7" (1.75m x 3.53m) Having a range of wall and base units, cooker, hob, double glazed window to side, ceiling light and power points.

**DOWNSTAIRS WC** With low level WC, wash basin, double glazed window to side and ceiling light.

**FIRST FLOOR**

**LANDING** Providing access to both bedrooms and bathroom.

**BEDROOM ONE** 11' 9" x 11' 3" (3.58m x 3.43m) Carpeted, window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 8' 4" x 12' 1" (2.54m x 3.68m) Carpeted, window to rear, radiator, ceiling light and power points.

**BATHROOM** Having window to rear, bath, walk in shower, low level WC, wash basin and ceiling light.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800. Highest available upload speed 220Mbps.



Networks in your area:- Openreach, Virgin Media

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 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

**WANT TO SELL YOUR OWN PROPERTY?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991