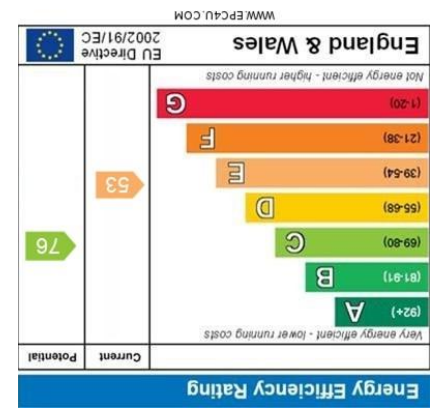


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO ONWARD CHAIN
- THREE BEDROOM DETACHED HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS GARDEN
- THREE RECEPTION ROOMS

Nadin Road, Boldmere, Sutton Coldfield, B73 5RH

£425,000



Property Description

We are delighted to present this detached property on the market for sale. Despite needing some modernisation, this charming abode offers a wealth of potential. It boasts three reception rooms, offering ample space for relaxation or entertainment. The property also features a single kitchen, making it an ideal setting for home-cooked meals. The property further benefits from three spacious bedrooms, offering plenty of room for a growing family or a couple needing additional space for a home office or guest rooms. There is also a bathroom that, like the rest of the house, offers a great opportunity for refurbishment to meet your individual style and needs. Located in a convenient area, the property is advantageously positioned with easy access to public transport links, local amenities, and nearby schools. This makes it an ideal home for families with children of all ages or couples who appreciate having conveniences within close proximity. One of the unique features of this property is the driveway providing off road parking, a truly valuable amenity in this area. Additionally, the property is complemented by a beautiful garden that could become your personal oasis with a bit of care and creativity.

Overall, this property could be a fantastic investment for families or couples seeking a home they can personalise to their taste. With its numerous rooms, convenient location, and unique features, this property is a canvas awaiting transformation into your dream home.

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

LIVING ROOM 17' 11 max" x 11' 9" (5.46m x 3.58m) Carpeted and having bay window to rear, French door to garden, radiator, ceiling light and power points.

DINING ROOM 16' 2 max" x 11' 9" (4.93m x 3.58m) Carpeted and having bay window to front, radiator, ceiling light and power points.

STUDY 8' 5" x 6' 7" (2.57m x 2.01m) Carpeted and having window to front, radiator, ceiling light and power points.

KITCHEN 9' x 8' (2.74m x 2.44m) Having a range of wall and base units, window to rear, French door to garden, ceiling light and power points.

LANDING Providing access to three bedrooms, bathroom and separate wc.

BEDROOM ONE 16' 1 max" x 14 max' (4.9m x 4.27m) Having bay window to front, radiator, ceiling light and power points.

BEDROOM TWO 14' 10" x 10' 5" (4.52m x 3.18m) Carpeted and having window to rear, radiator, ceiling light and power points.

BEDROOM THREE 12' 7" x 5' 9" (3.84m x 1.75m) Carpeted and having window to front, radiator, ceiling light and power points.

BATHROOM 6' 11" x 9' 3" (2.11m x 2.82m) Having window to rear, bath, walk in shower, wash basin and ceiling light.

SEPERATE WC 2' 7" x 6' 6" (0.79m x 1.98m) Having low level wc and window to side.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone.
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 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 Solicitor 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

