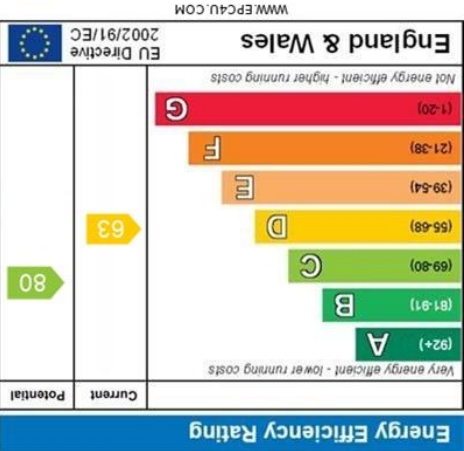


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- GAS CENTRAL HEATING
- ROAD AND RAIL LINKS WITH SHORT DISTANCE
- BEAUTIFULLY PRESENTED TWO BEDROOM PROPERTY
- PRIVATE REAR GARDEN
- MODERN FAMILY BATHROOM

Park Road, Sutton Coldfield, B73 6BX

£360,000



Property Description

Welcome to your dream home nestled in the heart of Sutton Coldfield - a charming, beautifully appointed residence that perfectly blends comfort, style, and practicality. This stunning property offers a fantastic opportunity for those seeking a spacious and welcoming family home, all within close proximity to some of the town's most enviable amenities.

Step inside and be greeted by a warm, inviting atmosphere that immediately makes you feel at home. The heart of this wonderful house is undoubtedly the expansive kitchen and dining area - a true chef's delight and perfect space for entertaining friends and family. Imagine preparing delicious meals in a bright, modern kitchen, complete with ample counter space, stylish cabinetry, and all the latest appliances. The large dining area provides the ideal setting for hosting dinner parties or enjoying relaxed family meals, creating lasting memories around the table.

From here, step through impressive large doors that seamlessly open into the rear garden, blurring the lines between indoor comfort and outdoor living. The garden itself is a private oasis, offering plenty of space for children to play, outdoor gatherings, or simply soaking up the sun. Whether you're hosting summer barbecues or unwinding after a long day, this outdoor space is sure to become a favourite spot.

Practicality is at the forefront of this home's design, featuring a convenient downstairs toilet for guests and residents alike, ensuring ease and comfort for all. The layout also includes the classic charm of original glazing to the front, preserving the character and historic appeal of the property, while double glazing to the rear enhances energy efficiency and noise reduction - a perfect balance of tradition and modern comfort.

This residence boasts two generously sized double bedrooms; each providing a tranquil retreat to unwind and relax. Bright, airy, and thoughtfully designed, these bedrooms are perfect for couples, guests, or even a home office setup. The spacious bathroom complements the bedrooms beautifully, featuring a luxurious bath for relaxing soaks and a separate shower - ideal for quick morning routines or evening unwinds.

Warmth and comfort are assured throughout the year thanks to the efficient gas central heating system, ensuring cosy winters and manageable energy bills. The strategic double glazing, particularly at the rear of the property, further enhances insulation and tranquility, making each room a peaceful haven.

Location is everything, and this home truly delivers. Situated just a stone's throw from Sutton Park Town Gate, you'll have immediate access to one of the most beloved green spaces in the area. Sutton Park offers miles of open land, woodland walks, lakes, and wildlife, providing endless opportunities for outdoor activities, sport, and relaxation. For commuters and daily essentials, Sutton Coldfield train station is conveniently nearby, making travel to Birmingham and beyond effortless.

Moreover, residents will enjoy the vibrant town life that Sutton Coldfield has to offer. The bustling shopping mall is packed with a variety of retail outlets, from high street favourites to boutique stores, ensuring you'll find everything you need close to home. When it comes to dining out, a multitude of eateries and cafes cater to every taste - whether you're craving international cuisine, cosy cafes, or fine dining experiences, you'll find options aplenty right on your doorstep.

In summary, this exceptional property is more than just a house; it's a lifestyle. Combining traditional charm with modern updates, spacious living areas, and prime location advantages, it offers an unparalleled living experience in Sutton Coldfield.

Don't miss this opportunity to make this beautiful home yours - whether you're a growing family, someone seeking comfort and convenience, or simply looking to enjoy all that Sutton Coldfield has to offer. Schedule a viewing today and discover the potential of this extraordinary residence!

TO THE FRONT Having slate front garden with hedge boundaries, shared gate and path to front door into:-

LOUNGE 11' 9" x 11' 1" (3.58m x 3.38m) Having wood effect flooring, radiator and bay window to front.

INNER HALL With door to WC and opening to kitchen.

WC Having saniflo toilet, wash basin.

KITCHEN/DINER 11' 10" x 24' 2" (3.61m x 7.37m) Having a range of wall and base units with wood work surfaces over, sink, space for fridge freezer, washing machine and dishwasher, bi-fold doors to rear garden.

REAR GARDEN Having slatted patio area, fenced boundaries and sloping lawn, accessible by side entry gated and shared with neighbours (there's an access path at back)

FIRST FLOOR LANDING Having doors to bedrooms and bathroom, carpeted flooring.

MASTER BEDROOM 12' 7" x 11' 3" (3.84m x 3.43m) Having carpeted flooring, two windows to front, radiator and built in storage.

BEDROOM TWO 10' 6" x 12' 2" (3.2m x 3.71m) Having carpeted flooring, window to rear, radiator and built in storage.

BATHROOM Having slate floor tiles, part tiled walls, heated towel rail, cupboard housing boiler (Ideal heating 18 months old), shower cubicle with rainfall shower and separate shower attachment, bath, window to rear with storage cupboard either side, WC, sink and larger fitted mirror.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage for:
EE, O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 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 Solicitor or Surveyor. Please note that all measurements are approximate.

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