



Nadin Road, Boldmere  
Sutton Coldfield, B73 5RH

Offers in the Region Of £600,000

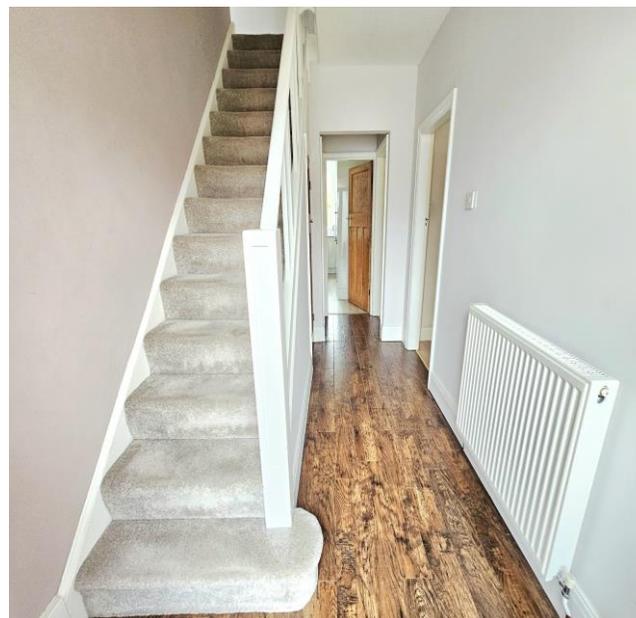
# Boldmere

Offers in the Region Of £600,000



Outstanding is the only way to describe this magnificent home. Offered for sale via Paul Carr Boldmere this immaculately presented bright and spacious detached family home is positioned in a residential development of traditional properties built pre-war and consequently benefits from excellent plot size with definite 'curb appeal' and sits within a cul-de-sac location. The property on offer benefits from being within a short distance of commuter train stations and is therefore on the cusp of public transport routes and well served for amenities ranging from high street shopping to a multitude of local schools. The property is approached via a front driveway with lawned fore garden. An open porch leads into a entrance hallway with stairs rising to the first-floor elevation, the hallway then leads into a bright and spacious contemporary family lounge to the fore, having to the rear a separate dining room with window doors opening onto the magnificent rear gardens. To the rear elevation is a fully fitted 'high end' kitchen featuring a range of quality fitted units with integrated appliances with breakfast bar, a range of matching work surfaces provide for extensive food preparation surfaces, door access leads off to the side elevation having external W.C. and store with separate door entry to the garage. To the first floor are four bedrooms all of good size and a family bathroom with full white suite and separate W.C. To the rear are delightful and expansive family gardens which are laid to lawn with patio seating areas, herbaceous borders and offer an outstanding entertainment area combined with panel fencing to all sides. Viewing is highly recommended and is strictly via Paul Carr Boldmere.





## Property Specification

A MOST DELIGHTFUL FOUR BEDROOM FAMILY HOME POSITIONED WITHIN A CUL-DE-SAC AND IN A MOST WELL REGARDED RESIDENTIAL LOCATION LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND

EXPANSIVE FAMILY LOUNGE TO THE FORE REAR RECEPTION ROOM WITH VIEWS TO THE REAR GARDENS

EXQUISITE FULLY FITTED MODERN CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES

Hall 4.39m (14'5") max x 2.08m (6'10")  
Dining Room 4.06m (13'4") max x 3.34m (10'11")  
Garage 5.29m (17'4") x 2.32m (7'7")  
Porch  
WC 1.18m (3'10") x 0.80m (2'7")  
Store  
Lounge 4.26m (14') x 3.68m (12'1")  
Utility 2.19m (7'2") x 0.85m (2'9")  
Kitchen 3.87m (12'8") x 3.12m (10'3")

Landing  
Bedroom 2 4.28m (14'1") x 3.60m (11'10")  
Bedroom 1 4.01m (13'2") x 3.31m (10'10")  
Bathroom 2.30m (7'7") x 2.07m (6'10")  
Bedroom 3 3.90m (12'10") x 3.12m (10'3")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 20th October 2025

### Viewer's Note:

Services connected: All  
Council tax band: E  
Tenure: Freehold  
Other Charges: Yes

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

