



Nadin Road, Boldmere  
Sutton Coldfield, B73 5RH

Offers in the Region Of £635,000

Offered for sale via Paul Carr Sutton Coldfield Office - this immaculately presented bright and spacious extended detached family home is positioned in a residential development in the heart of one of the most sought after locations in Sutton and demands viewing to fully appreciate the quality and scope of the home on offer, benefitting from being within short distance of commuter train stations and is 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 situated in a desired cul-de-sac and is approached via a dressed fore-garden providing substantial off road parking.

The front doorway leads into porch with then a spacious entrance hallway having stairs rising to the first-floor elevation, the hallway offers a guest W.C. and then provides for entry into a bright and spacious contemporary family lounge to the fore; to the rear is an extended family sitting room which then flows into a most beautifully presented sun lounge/morning room with views over the rear gardens. Of particular note and to the rear elevation is a most beautifully appointed fully fitted extended contemporary family kitchen featuring a range of high quality fitted units inclusive of centre island with integrated appliances with delight opening window doors opening onto the rear gardens, a utility is also provided with a downstairs and store room (being the former garage).

To the first floor are four beautifully dressed spacious double bedrooms. A bright spacious family bathroom with full contemporary white suite is provided to include a shower and roll top bath with high quality appointments thereto.

To the rear the gardens offer a landscaped westerly facing perspective having a dressed decked patio with seating areas, a large lawned area having herbaceous borders and wooden panel fencing to all sides with further garden seating/patio to the rear boundary - all ideal for family 'al-fresco' dining. Of note is the plot which overall occupying 0.07 acres.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



**Lounge 3.50m (11'6") x 3.50m (11'6")**

**Study Room 5.90m (19'4") x 3.78m (12'5")**

**Dining/Morning room 4.18m (13'9") x 2.83m (9'3")**

**Store Room 3.17m (10'5") x 2.61m (8'7")**

**Utility 2.61m (8'7") x 2.21m (7'3")**

**Kitchen 4.79m (15'9") x 4.39m (14'5")**

**WC**

**Bedroom 1 3.50m (11'6") max x 3.24m (10'8")**

**Bedroom 2 3.48m (11'5") x 3.18m (10'5")**

**Bedroom 3 4.19m (13'9") x 2.00m (6'7")**

**Bedroom 4 3.53m (11'7") x 2.05m (6'9")**

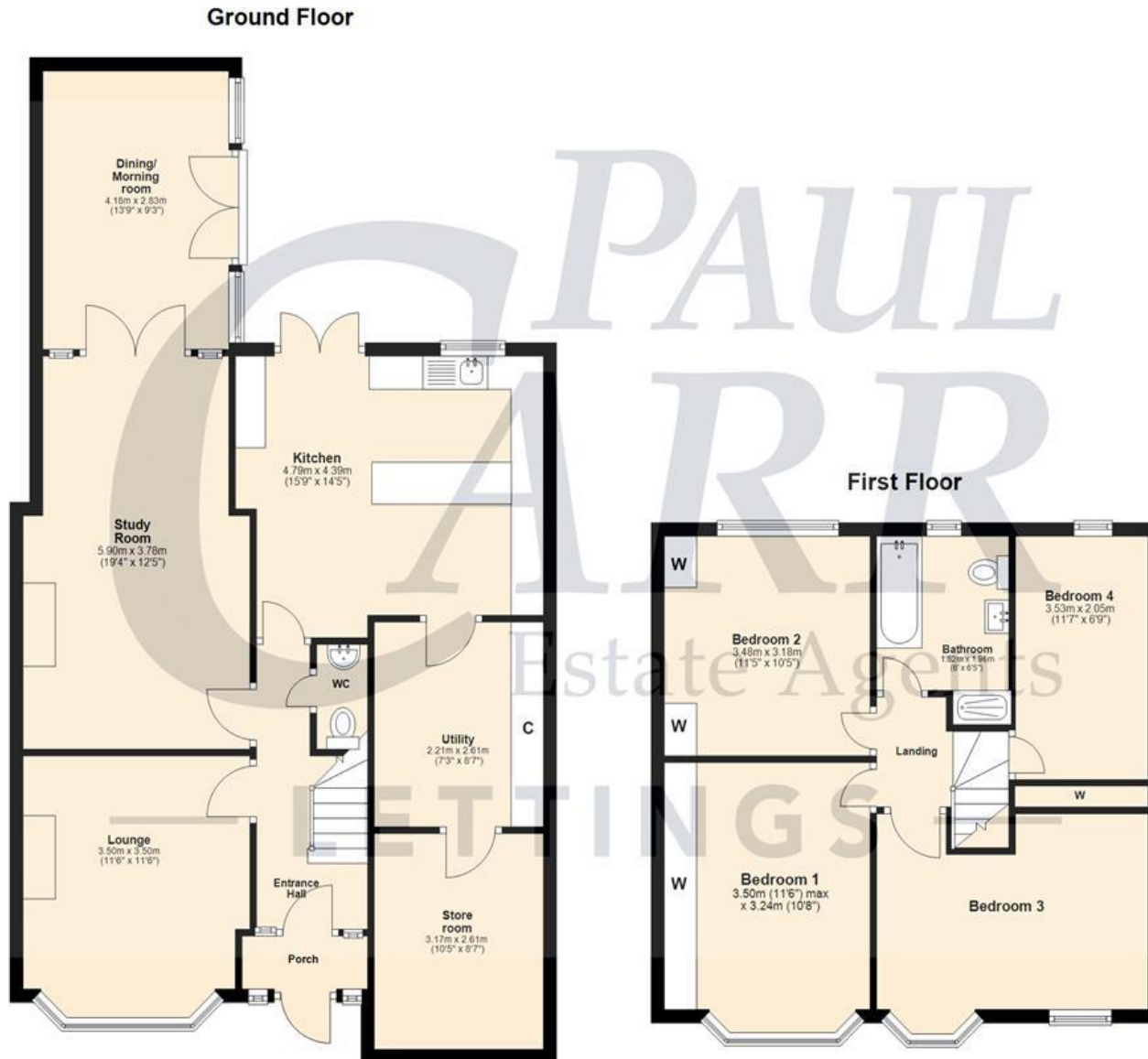
**Bathroom 1.96m (6'5") x 1.82m (6')**





# Floor Plan

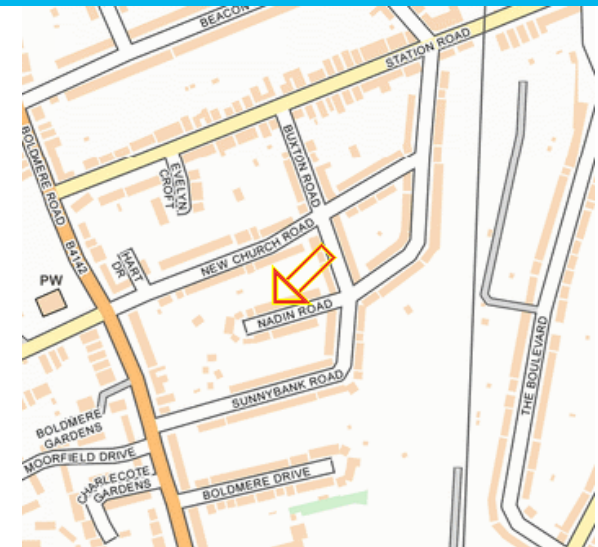
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







**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: 15th April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.