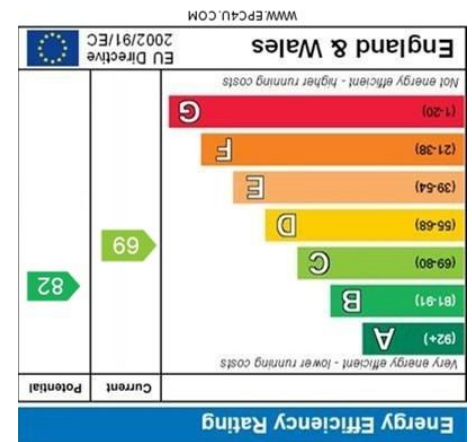


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- THREE BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Parkwood Drive, Sutton Coldfield, B73 6RJ

Offers over £450,000

## Property Description

Presenting a beautiful, detached property available for sale, exhibiting a state of neutral decor throughout its expansive interior. This residence is well-suited to both families and couples, offering ample room for comfort and leisure. The property is generously proportioned, boasting three bedrooms, a single bathroom, and two spacious reception rooms – ideal for both relaxation and entertaining guests. The home also incorporates a well-appointed kitchen, providing an excellent space for culinary endeavours. One of the unique features of this property is the presence of a garage, providing extra storage space. Additionally, there is a driveway providing off road parking for multiple vehicles, adding to the convenience factor. The property also includes a beautiful garden, offering a delightful outdoor space to enjoy during the warmer months. Location-wise, this property is second to none. It is situated in a quiet, serene area that's in close proximity to local amenities for everyday necessities. Moreover, excellent public transport links are within easy reach, ensuring a smooth commute for work or leisure.

In conclusion, this neutrally decorated, detached property offers a beautiful living space for families or couples. With its unique features, great location, and comfortable living spaces, it's a home that presents a fantastic opportunity. Book a viewing today to fully appreciate what this property has to offer.

PORCH window to front double glazed. Period stain glass in entrance hall to porch (single glazed)

DINING ROOM 10' 11" x 15' 6" (3.34m x 4.74m) gas fire place and front facing bay window (double glazed)

LOUNGE 17' 0" ma x" x 10' 11" (5.18m x 3.33m) extended, modern space with stylish fire place. Double French doors leading to conservatory. Side and rear facing windows (double glazed)

CONSERVATORY 10' 7" x 13' 7" (3.25m x 4.16m) fantastic extra living space. Well maintained UPVC windows to side and rear. French doors to side opening onto patio area.

KITCHEN 8' 11" x 10' 2" (2.74m x 3.10m) Modern and spacious, fully fitted kitchen with wall and base units, ample amounts of workspace, gas hob, double electric oven and extractor fan, sink/drainage over-looking garden, integrated dishwasher and space for fridge freezer. Double glazed windows to side leading to utility/garage area.

UTILITY ROOM 9' 9" x 11' 8" (2.99m x 3.56m) access to downstairs WC, space for washing machine and tumble dryer. Large utility room! Double glazed windows to side.

GARAGE 8' 10" x 14' 10" (2.70m x 4.53m) Garage to doors at front. Lighting and electrics. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

WC wash hand basin, WC. window to rear (double glazed)

LANDING Providing access to bedrooms and bathroom.

BEDROOM ONE 10' 11" x 16' 2" ma x" (3.35m x 4.93m) Large fitted wardrobes and bay window to front (double glazed)

BEDROOM TWO 10' 11" x 13' 3" ma x" (3.33m x 4.04m) Space for large wardrobe and bay window to rear (double glazed)

BEDROOM THREE 10' 2" x 9' 6" (3.12m x 2.91m) Good size double bedroom, window to front elevation (double glazed).

BATHROOM bath and walk-in shower, WC, wash hand basin, fully tiled, extractor fan, towel rad. Really good sized bathroom. Double glazed window to rear.

REAR GARDEN well established garden with mature borders, large patio and lawn area. Perfect for entertaining and relaxing. A must see all year round!

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2 and Vodafone, limited for EE and Three and data likely available for Vodafone, limited for EE, Three and O2.

Broadband coverage:-  
 Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.  
 Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 14 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.  
 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?  
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