

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

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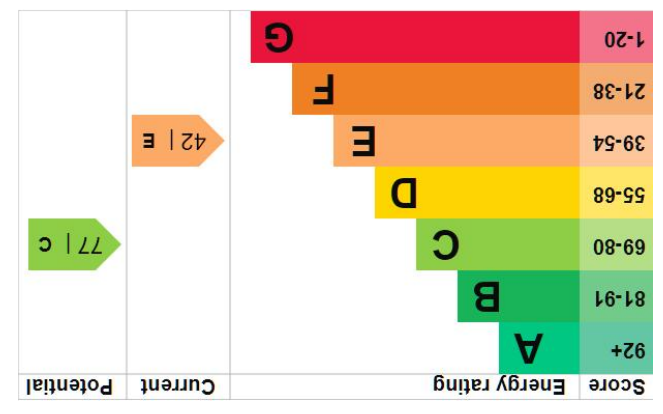


**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Four Oaks | 0121 323 3323



- AUCTION GUIDE PRICE £775,000
- NO UPWARD CHAIN
- MAGNIFICENT OPEN LIVING ROOM/DINING ROOM/KITCHEN
- VERSATILE LIVING ACCOMMODATION

Driffold, Sutton Coldfield, B73 6HE

**Auction Guide Price  
 £775,000**

## Property Description

**\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\***

For sale by Modern Method of Auction: Starting Bid Price: £775,000 plus Reservation Fee.

Occupying an enviable position in a sought after residential area of the Royal Town of Sutton Coldfield this individually designed detached property which dates back to c.1880, is convenient for all amenities including close proximity of Sutton Town Centre with its abundance of shops and restaurants, Sutton Park consisting of 2400 acres of parklands and lakes, well reputed schools, Wyndley Leisure Centre and for commuting by both rail and road.

The property is located on Driffold which is one of the most historic roads within Sutton Coldfield and was one of the first houses to be built on the street.

Beautifully presented throughout, the property has been sympathetically restored to maintain the original features and character yet no expense has been spared to create a magnificent family home. The property has been extended and has several features throughout including a walled courtyard to the front.

Inside is a splendid lounge with remote control feature gas flame fire and a superb open plan living/dining/kitchen designed by Broadway Kitchens. The kitchen features integrated appliances including a Range Cooker, American style fridge / freezer and arched windows overlooking the gardens. On the ground floor there is also a 4th Bedroom, a study / playroom and shower room which could be used for a multitude of purposes including accommodation for elderly relatives but is equally an integral part of the family home. On the first floor there are 3 double bedrooms the master having a good range of fitted wardrobes and en suite shower room. The basement has been converted into a cinema / games room.

Another feature of the property is the really landscaped rear garden offering a good size patio and lawns with panoramic views of Sutton providing a most picturesque setting.

The property also has a separate detached garage with driveway which has planning permission and could be converted into an office or games room etc.

The front of the property also has planning permission to create an additional upstairs bedroom and en suite if so required.

Internal viewing is absolutely essential to fully appreciate this rare example of a magnificent family home.

Approached via a walled courtyard garden to the front internally the accommodation comprises:

**HALLWAY** A beautiful entrance hallway with a wide returning half panelled staircase rising to the first floor, parquet flooring, a stained glass window to the front and a further stained glass window leading in to the family room, 2 radiators, a staircase leading down to the cinema / games room and further doors to:

**FORMAL LOUNGE** 14' 10" to bay x 18' (4.52m x 5.49m) A room of elegant proportions with a remote controlled fire and fireplace as its focal point, a deep walk in side bay with a sash window housed within original wooden shutters, an arched window to the side with bespoke built in shelving and storage solutions, deep coving and skirting boards, engineered oak flooring, ceiling rose and radiator.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM** 25' 6" max 13' min x 24' 8" max 11' 9" min (7.77m max 3.96m min x 7.52m max 3.58m min) A stunning open plan extended kitchen living and dining room created by Broadway Kitchens of Streetly, the beautiful rear Orangery is now home to a sitting and dining area with bespoke arched windows including patio doors leading out to the large terrace and private garden. A further arched window to the side allows natural light, 2 lantern lights overhead and connecting in to the stunning fitted kitchen with a stylish range of contrasting wall and base mounted units with quartz countertops, display cabinets. Appliances include a Rangemaster cooler with extractor fan over, integrated dish washer, American style fridge freezer, wine cooler, large central island with quartz work surfaces over, Belfast sink, tiled flooring with under floor heating throughout, deep coving, spotlights throughout and being the ideal space for entertaining.

**HOME OFFICE** 11' 7" x 7' 8" (3.53m x 2.34m) Offering a multitude of uses and currently a home office with windows to the front and side overlooking the private courtyard to the front, radiator and a door to the refitted shower room.

**UTILITY ROOM** Plumbing for an automatic washing machine.

**LUXURY SHOWER ROOM** Refitted to now include a double width walk in shower cubicle with oversized shower head and full height glass partition, suspended wash hand basin, low level WC, frosted window to the front, and heated towel rail.

**GROUND FLOOR BEDROOM/SITTING ROOM** 7' 10" x 11' 11" (2.39m x 3.63m) Offering a multitude of uses with a window to the front and wall mounted electric heater.

From the hallway a staircase leads down to the basement level where the current owners have created a games room/cinema room/gym.

**CINEMA/GAMES ROOM** 13' 10" x 13' 9" min 16' max (4.22m x 4.19m min 4.88m max) Window to side and radiator. Again this room could be used for a multitude of purposes.

From the hallway a further staircase rises to the first floor split level galleried landing with a stained glass window to the front and a further sash window overlooking the rear garden, loft access and doors to:

**BEDROOM ONE** 9' 6" min 12' 6" max to bay x 17' 10" max (2.9m min 3.81m max to bay x 5.44m max) A large master bedroom with a deep walk in bay with sash windows overlooking the beautiful garden, fitted wardrobes with shelving and hanging space, coving, picture rail and a door to the refitted en suite shower room.

**EN SUITE SHOWER ROOM** To include a fully tiled walk in shower cubicle with multi shower head function, suspended wash hand basin with vanity storage beneath, low level WC, and an obscured glass window to the front.

**BEDROOM TWO** 11' 10" x 11' 10" (3.61m x 3.61m) Having a window to the rear, picture rail and coving.

**BEDROOM THREE** 7' 11" x 12' (2.41m x 3.66m) Having a window to the front and radiator.

**FAMILY BATHROOM** To include a matching white suite with an elevated P shaped bath with shower over and shower screen, wash hand basin, low level WC, half paneled walls and an obscured glazed window to the front and heated towel rail.

**OUTSIDE** To the rear of the home there is a fabulous large yet private garden with a vast patio area for entertaining, steps down to a large lawn garden with a path leading to the rear gate and further decked area with pergola over and a gate to the rear driveway and garage.

**GARAGE** Double detached garage with planning permission for conversion into an annexe, office, gym etc. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements**

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**Council Tax Band G - Birmingham City Council**

**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.

