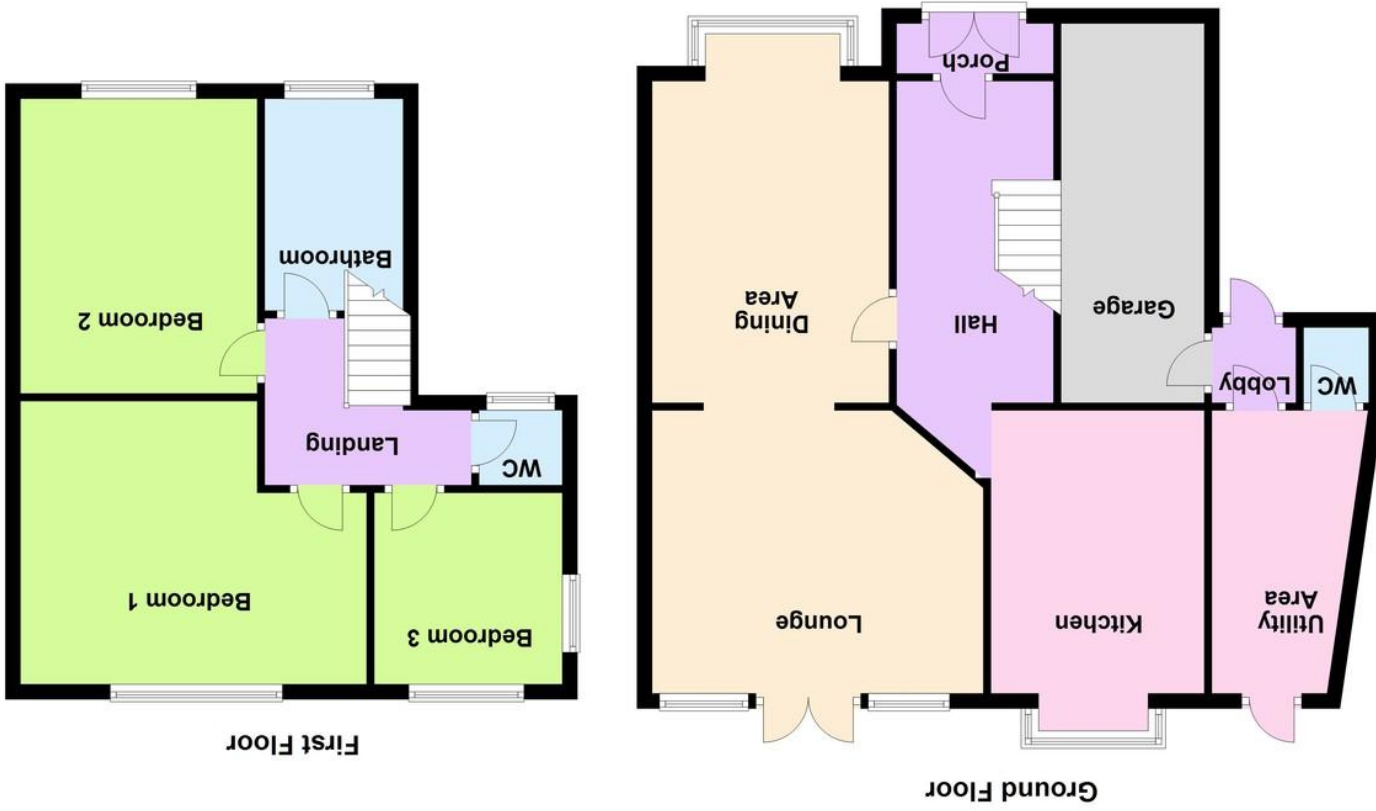
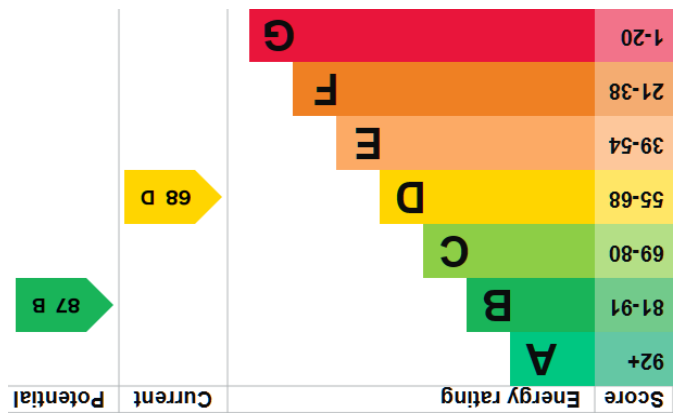


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323



- Refurbished To A High Standard
- Highly Sought After Quiet Cul De Sac Location
- Lounge & Dining Room
- Expensively Fitted Kitchen
- Utility

Bedford Drive, Sutton Coldfield, B75 6AX

Offers In Region Of
 £415,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Occupying a highly sought after and yet quiet cul de sac, this traditional family home has been renovated to an exacting standard and sits in the catchment area for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield and Mere Green town centres. A approached via a large driveway to the front the home is entered through an enclosed porch which leads to a hallway, a great sized lounge and dining area, a top spec fitted kitchen and utility area with WC, on the first floor there are three great sized bedrooms and a refitted family bathroom and to complete the home there is a garage and garden.

The home has had new windows, rewired, new central heating and plumbing and is also being sold with the benefit of having no upward chain.

Homes of this size and standard are rare to the market and early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor landing, spot lights, coving, radiator and doors to:

DINING AREA 14' 1" to bay x 10' 5" (4.29m x 3.18m) Having a deep walk in bay to the front aspect, radiator and an archway through to:

LOUNGE 13' x 13' 8" (3.96m x 4.17m) A lovely sized lounge with patio doors leading out and providing views over the rear garden, a recess for a fireplace and radiator.

REFITTED KITCHEN 13' 8" max 7' 7" min x 10' max 7' 5" min (4.17m max 2.31m min x 3.05m max 2.31m min)

To now include a stylish and contemporary range of contrasting wall and base mounted units with complementing work surfaces over and under cupboard soft lighting, tiled splash backs, integrated BOSCH oven and induction hob with extractor fan over, integrated BOSCH dishwasher, space for an American Style fridge freezer, a deep bay to the rear incorporating a sink and drainer unit and door to the side utility area.

UTILITY AREA 12' 1" x 9' max 5' 5" min (3.68m x 2.74m max 1.65m min)

Having base units, plumbing and space for white goods, sink and drainer unit, a door the inner lobby and garage/storage and WC, a further door to the rear.

From the hallway a staircase rises to the first floor access with doors to:

BEDROOM ONE 12' max 7' 6" min x 13' 8" max 10' 6" min (3.66m max 2.29m min x 4.17m max 3.2m min)

A great sized master bedroom with a window to the rear and radiator.

BEDROOM TWO 11' 2" x 10' 7" (3.4m x 3.23m) Having a window to the front and radiator.

BEDROOM THREE 7' 9" x 9' 5" (2.36m x 2.87m) Having windows to both the rear and side and radiator.

FAMILY BATHROOM Refitted to now include a white suite with a P shaped bath with multi head shower and screen, suspended wash hand basin with vanity storage beneath, a circular back lit wall mirror, heated towel rail and front facing window.

GARAGE 15' 4" x 7' 11" (4.67m x 2.41m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a garden with fenced boundaries.

Council Tax Band D Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 18 Mbps.

Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Meadia

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