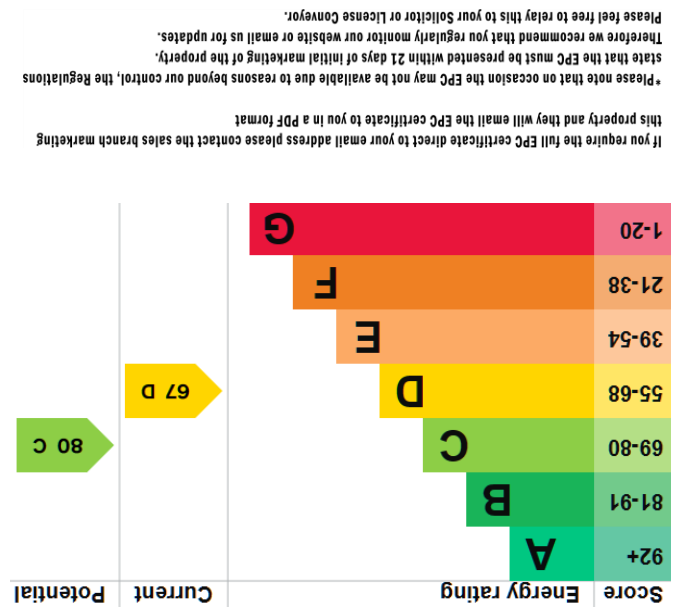


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Four Oaks | 0121 323 3323



- Highly Sought After Location
- No Upward Chain
- 2 Formal Reception Rooms
- Fitted Kitchen & Utility Room
- Wet Room & WC
- 3 Great Bedrooms

Bedford Drive, Sutton Coldfield, B75 6AX

Offers In Region Of
£415,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

Situated within a highly sought after quiet cul de sac and being ideally placed 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. This superb family home is being sold with no upward chain and is entered via an enclosed porch leading to a hallway with a refitted wet room, a formal lounge to the front and a lovely lounge to the rear over looking the lovely garden, a fitted kitchen and utility room, on the first floor there are 3 great sized bedrooms, a family bathroom and separate WC.

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

In brief accommodation comprises:

Enclosed Entrance Porch

Hallway Having a staircase rising to the first floor, radiator, useful storage cupboard and doors to:

Wet Room Fully tiled walls and flooring, wash hand basin, low level WC, heated towel rail.

Dining Room 14' 00" to bay x 10' 5" (4.27m x 3.18m) Having a deep walk in bay to the front aspect, radiator and coving.

Formal Lounge 17' 02" x 13' 08" (5.23m x 4.17m) A lovely sized formal lounge with a feature fireplace as the focal point, sliding patio doors to the rear, radiator and coving.

Fitted Kitchen 13' 08" max x 9' 01" (4.17m x 2.77m) To include a comprehensive range of wall and base mounted units with complementing work surfaces over and tiled splash backs, Range style cooker with extractor fan over, integrated fridge and dishwasher, sink and drainer unit, a window to the rear and a door to the utility room.

Utility Room 4' 05" x 27' 06" max (1.35m x 8.38m) Having wall and base mounted units, plumbing and space for white goods, a door to the front and rear and a door to a useful storage area.

From the hallway a staircase rises to the first floor landing with a stained glass window to the side and doors to:



Bedroom One 12' 01" max x 11' 07" (3.68m x 3.53m) A large master bedroom with a range of fitted wardrobes, a window to the rear and radiator.

Bedroom Two 11' 02" x 10' 06" max (3.4m x 3.2m) Having a window to the front and a range of fitted wardrobes and dressing table.

Bedroom Three 8' 02" x 9' 04" (2.49m x 2.84m) Having windows to rear and side, fitted wardrobe and radiator.

Family Bathroom A matching suite with a panelled bath with shower over and shower screen, wash hand basin with vanity storage beneath, a separate WC is off the main landing.

OUTSIDE To the rear of the home there is a beautiful garden with a raised patio area for entertaining steps down to a large lawned garden surrounded by mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band D 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.

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.

