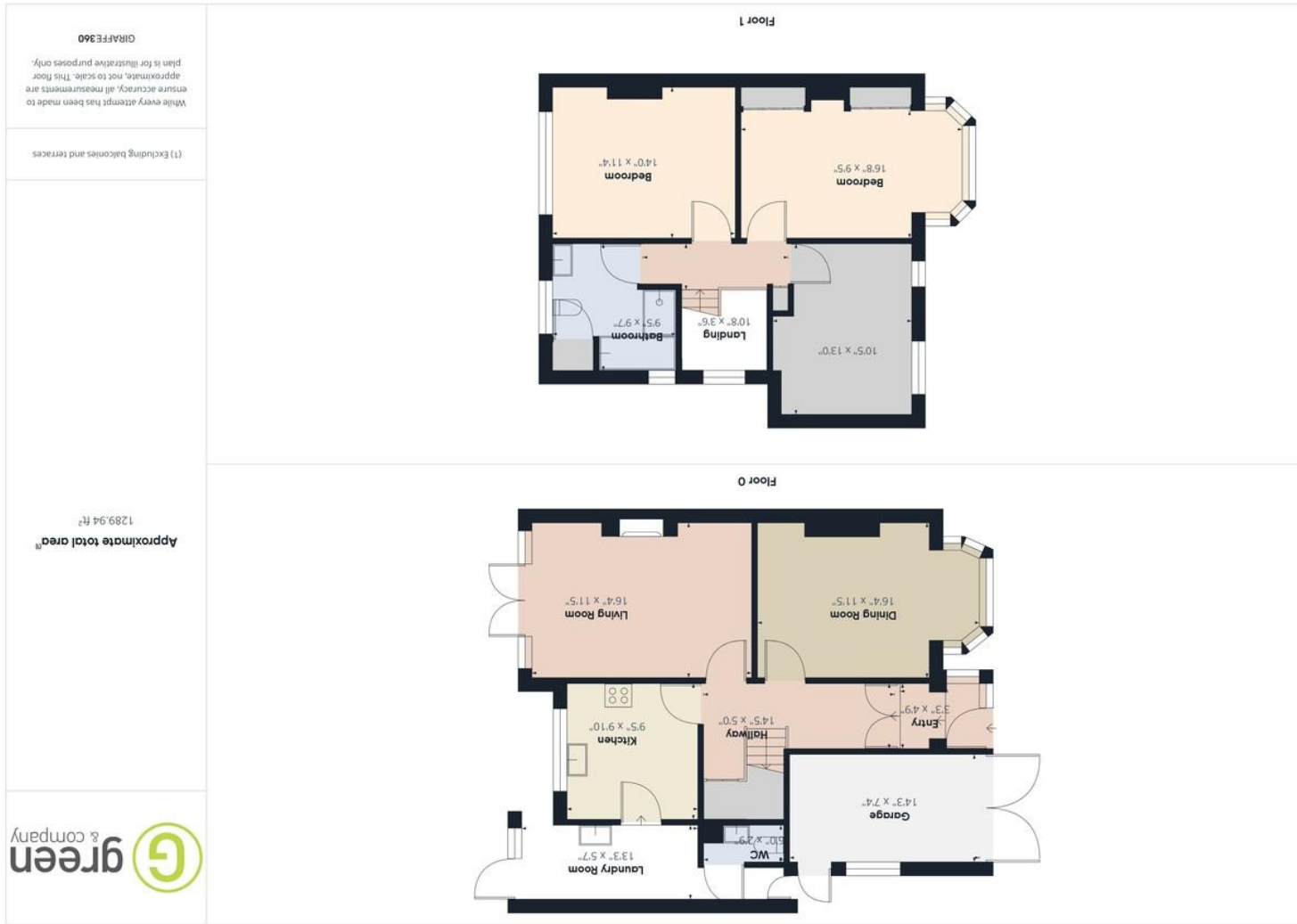


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE. THIS IS AN APPROXIMATE**



Approximate total area 1289.94 m<sup>2</sup>  
 (1) Excluding balconies and terraces  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 OIRAFEE360

**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 for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Potential
92+	A	
81-91	B	81 B
69-80	C	
55-68	D	60 D
39-54	E	
21-38	F	
1-20	G	

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Beautifully Presented Throughout
- 2 Formal Reception Rooms
- Fitted Kitchen
- Utility & Guest WC
- 3 Double Bedrooms



Bedford Road, Sutton Coldfield, B75 6AB

Offers In Region Of  
 £475,000



## Property Description

Occupying a highly sought after location 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 town centre. This lovely 3 double bedroom family home offers stylish interiors throughout and retains many original features whilst combining the convenience of modern day living. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway, a formal dining room to the front and separate lounge to the rear overlooking the large private garden, a refitted kitchen, utility room and guest WC, on the first floor there are 3 double bedrooms and a luxury family bathroom and to complete the home there is a garage and a beautiful private garden.

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

In brief the accommodation comprises:

### ENCLOSED ENTRANCE PORCH

**HALLWAY** Having a returning staircase rising to the first floor landing with useful storage cupboard beneath, wood effect flooring, radiator, coving and doors to:

**FORMAL DINING ROOM** 16' 0" x 11' 5" (4.88m x 3.48m) A great sized formal dining room with a deep walk in bay to the front aspect, wood effect flooring, coving and radiator.

**LOUNGE** 16' 4" x 11' (4.98m x 3.35m) A lovely formal lounge with a feature fireplace as the focal point, patio doors to the rear garden, wood effect flooring, coving, radiator and beamed ceiling.

**FITTED KITCHEN** 9' 5" x 9' 10" (2.87m x 3m) To include a stylish and contemporary range of high gloss wall and base mounted units with complementing work surfaces over and under cupboard down lighting, integrated pyrolytic oven and gas hob with extractor fan over, integrated dish washer and fridge freezer, sink and drainer unit, tiled flooring, kickboard lighting, a window to the rear and a door to the utility room & WC.

**UTILITY ROOM** 13' 3" x 5' 7" (4.04m x 1.7m) A further matching range of high gloss units with space and plumbing for white goods, sink and drainer unit, doors to both front and rear, tiled flooring and access to the guest WC.

**GUEST WC** Including a low level WC and wash hand basin.

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

**BEDROOM ONE** 16' 8" x 9' 5" (5.08m x 2.87m) A large master bedroom with a deep walk in bay to the front aspect, a range of built in wardrobes with shelving and hanging space, radiator and coving.

**BEDROOM TWO** 14' x 11' 4" (4.27m x 3.45m) A further great sized bedroom with a window to the rear, radiator and coving.

**BEDROOM THREE** 10' 5" x 13' (3.18m x 3.96m) A double bedroom with two front facing windows and radiator.

**LUXURY FAMILY BATHROOM** A luxury family bathroom to include a white suite with a bath, double width walk in shower cubicle with oversized rain head attachment, suspended wash hand basin, integrated WC, heated towel rail, storage cupboard, windows to both front and side.

**GARAGE** 14' 3" x 7' 4" (4.34m x 2.24m) (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 large mature and private garden with a patio area for entertaining, mainly laid to lawn with trees, shrubs and flowering borders, a further patio area to the rear, the garden offers maximum privacy and provides a picturesque setting and being ideal for the family buyer.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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.

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