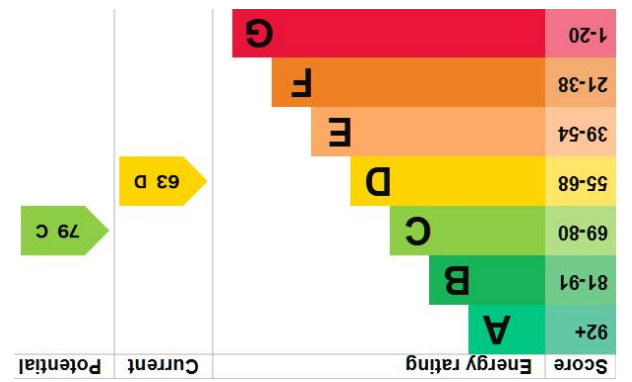


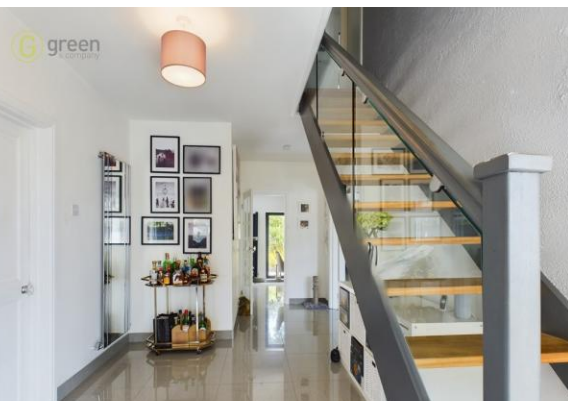
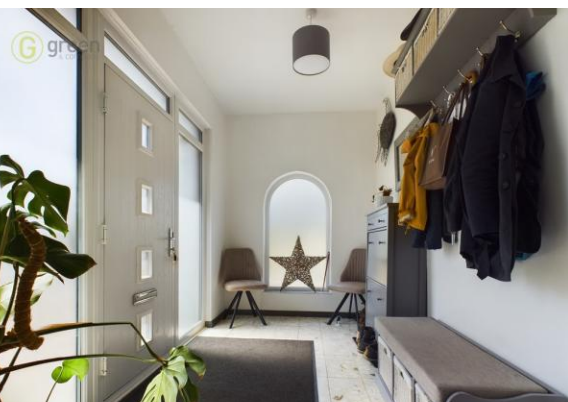
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Expensively Refurbished Throughout
- Large Hallway
- Formal Lounge
- Open Plan Kitchen/Living/Dining Room

Bedford Road, Sutton Coldfield, B75 6AB

Offers In Region Of
£580,000



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 Mere Green and Sutton Coldfield town centres. This superb home has been thoughtfully and expensively remodelled by the current owners and now offers versatile and luxurious living accommodation over two floors. Approached via a driveway and being set back off Bedford Road the home is entered through a large contemporary hallway with access to a formal lounge, a beautiful open plan kitchen dining/room with utility off, a home office leads in to a ground floor bedroom, these two rooms would make an ideal annexe as there is a luxurious bathroom off the hallway, on the first floor there is a master suite which includes a walk in wardrobe and dressing area with storage off, two further bedrooms and a luxury shower room, to complete the home there is a garage with workshop and WC and a beautiful landscaped rear garden.

Homes such as this within this location are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

LARGE CONTEMPORARY HALLWAY A great sized entrance hallway with a tiled lobby with a step up to the main hallway with an open tread and glass balustrade staircase rising to the first floor and doors to:

FORMAL LOUNGE 18' 1" x 14' 9" (5.51m x 4.5m) A beautiful formal lounge with a panelled wall, a log burner as the focal point a picture window to the front and a further side window allows natural light, radiator and coving.

KITCHEN DINER 24' 7" x 11' 10" max (7.49m x 3.61m) A multifunctional kitchen, dining and living room and a perfect space for entertaining, the expensive fitted kitchen includes a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and glass copper effect splash backs and under cupboard lighting, integrated double oven and induction hob, integrated dish washer and wine cooler, sink and drainer unit, space for an American style fridge freezer, large central island incorporating a breakfast bar for casual dining, full width bi folding doors leading in to the landscaped private garden and tiled flooring throughout leads to the dining area with two full height picture windows a designer radiator and a frosted glass pocket door leading to the utility room.

UTILITY ROOM 9' 2" x 8' 2" (2.79m x 2.49m) To include matching wall and base mounted units, sink and drainer unit, plumbing and space for white goods and a door to the garage.

OFFICE/STUDY 14' 1" x 9' 2" (4.29m x 2.79m) Offering a multitude of uses with a front facing window and currently used as a home office but could form part of an annexe as it joins on to a ground floor bedroom.

BEDROOM 14' 1" x 9' 2" (4.29m x 2.79m) Having a front facing window and radiator.

LUXURY BATHROOM A stunning bathroom with a freestanding bath tub, a double width walk in shower cubicle with over sized rain head, wash hand basin with vanity storage beneath, integrated WC, heated towel rail, kick board spot/mood lighting and a crittle window to the side.

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

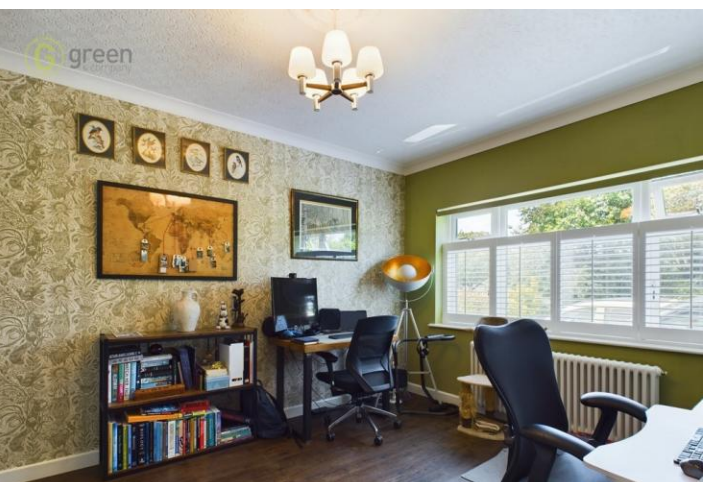
BEDROOM 14' 9" x 10' 10" (4.5m x 3.3m) A master suite with a window to the rear, radiator and door to the walk in wardrobe.

WALK IN WARDROBE 12' 2" x 8' 10" (3.71m x 2.69m) Having hanging and storage space, a Velux window to the side and opening in the dressing area with WC, wash hand basin and a door to a deep storage cupboard.

BEDROOM 15' 1" x 11' 2" (4.6m x 3.4m) Having a window to the front and built in wardrobe.

BEDROOM 9' 10" x 8' 6" (3m x 2.59m) Having a window to the rear and radiator.

LUXURY SHOWER ROOM Beautifully presented to include a double width walk in shower cubicle, integrated WC, suspended wash hand basin with vanity storage, heated towel rail and frosted glass window to the rear.



GARAGE 17' 1" x 10' 10" (5.21m x 3.3m) With workshop and WC to the rear. (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 fabulous private garden with a patio area for entertaining, mature trees, shrubs and flowering borders over three levels with a further raised patio to the rear offering maximum privacy and being ideal for the discerning buyer.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps.

Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 20Mbps.

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

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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