



Bedford Road,
Sutton Coldfield, B75 6AL

Offers in Excess of £575,000

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GROUND FLOOR ANNEXE! COVETED LOCATION ON THE BORDER OF FOUR OAKS! EXPANSIVE LIVING ACCOMMODATION!

We are ecstatic to bring to the market this excellent detached family home suited to multi-generational living and located on the popular Bedford Road. Situated close to Moor Hall Hotel, links to the A38 and M6, Sutton Coldfield Shopping Centre, and schooling for all ages.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed into an inviting hallway giving you access to a large front dining room with a bay window. The rear lounge is another great sized room offering plenty of space and leads out into a sunroom. The kitchen offers an array of wall and base units with plenty of countertop space, sink with side drainer and space for an oven and suitable fitted appliances. Heading out of the kitchen you are presented with a useful utility room with a WC, and access to a garage.

Further to this the ground floor also has a useful annex with its own entrance into a kitchen which currently has a sink and gas points to have a gas oven put in - as well as plumbing for a washing machine and further white goods. Through the inner hallway you have access to a downstairs bathroom and a large bedroom.

Heading upstairs you are presented with three bedrooms, two of which are good sized doubles both with bay windows, and then a smaller but still generously sized third bedroom. The front room offers a useful side eves storage with potential to turn into a walk-in wardrobe and ensuite.

Externally, the home has a large private rear garden with a paved patio, lawned area, suitable shrubs and fencing to the perimeter.

Viewing this home which is filled with character and history is highly recommended.





Property Specification

MULTI-GENERATIONAL LIVING
STUNNING DETACHED FAMILY HOME
GROUND FLOOR ANNEXE WITH OWN FRONT DOOR
POTENTIAL TO EXTEND (SSPT)
MANICURED FRONT AND REAR GARDENS

Dining Room 4.61m (15'1") max x 3.60m (11'10")

Lounge 5.20m (17'1") x 3.60m (11'10")

Kitchen 3.99m (13'1") x 2.50m (8'2")

Sun Room 3.71m (12'2") x 3.60m (11' 10")

Utility 4.16m (13'8") x 2.50m (8'2")

W.C

Annexe

Kitchen Area 3.20m (10'6") x 3.20m (10'6")

Bedroom 4 4.60m (15'1") x 3.20m (10'6")

Bathroom 2.89m (9'6") x 1.50m (4'11")

First Floor

Bedroom 1 5.13m (16'10") max x 3.50m (11'6")

Bedroom 2 4.61m (15'2") max x 3.50m (11'6")

Bedroom 3 2.50m (8'2") x 2.40m (7'10")

Bathroom 2.44m (8'0") x 2.01m (6'7")

W.C

Large Storage Room 7.39m (24'3") x 2.39m (7'10")

Garage 4.70m (15'5") x 2.49m (8'2")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th November 2024

Viewer's Note:

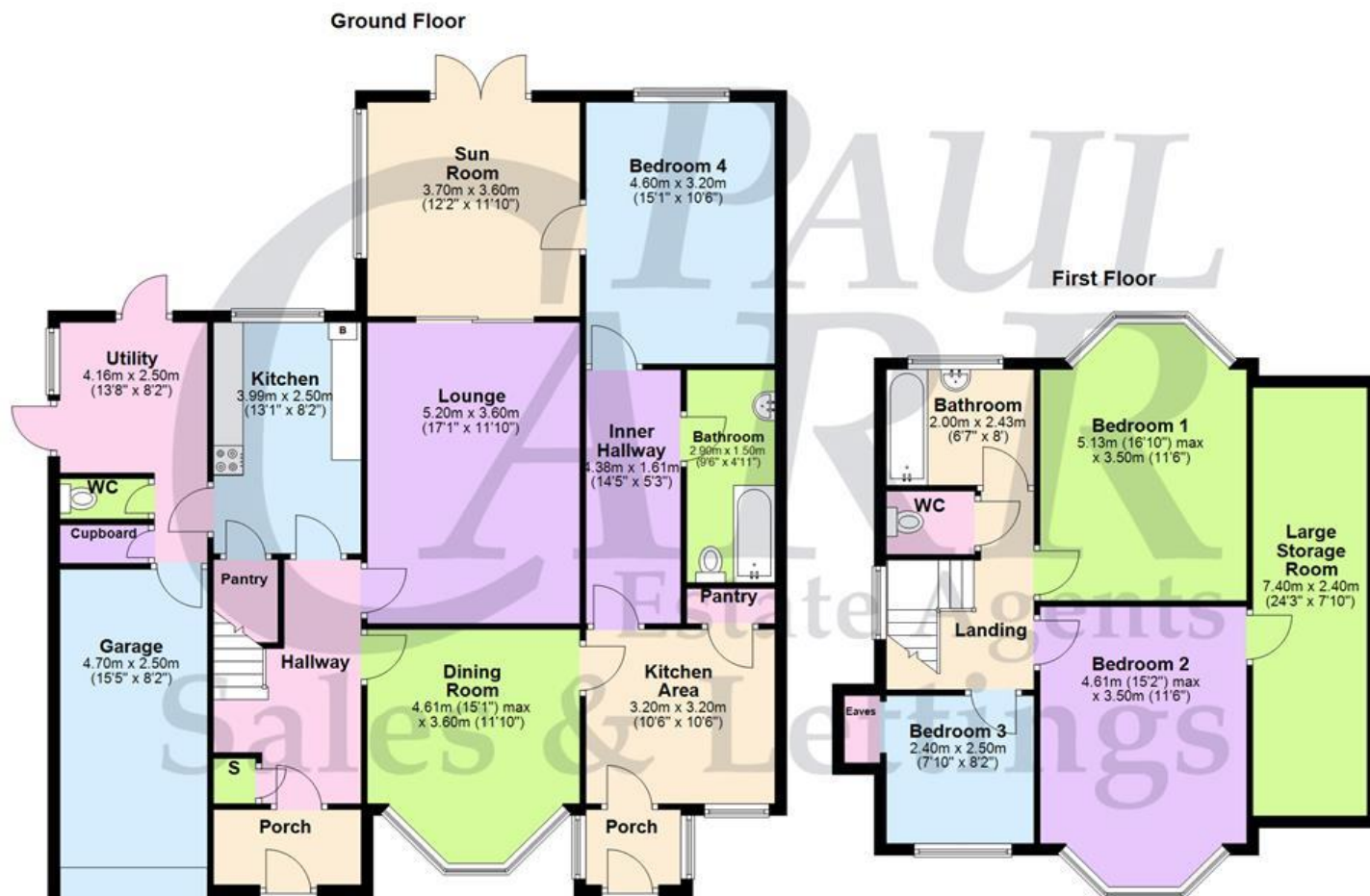
Services connected: water, gas, electric and drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

