



Bedford Drive,
Sutton Coldfield, B75 6AU

Offers in the Region Of £350,000

Beautifully positioned on this ever-popular residential location that is close to many of Sutton Coldfield's many amenities including schools, shops, restaurants, Good Hope Hospital, road links and public transport.

The interiors benefit from double glazing and gas central heating (both where specified) and include the following, an enclosed porch, entrance hall, family lounge, separate dining room with patio door out to the garden and fitted kitchen.

To the first floor are three excellent bedrooms and a bathroom.

Outside is a fore garden with lawn and shared driveway leading to the garage and large complimentary rear garden with patio, lawns and planted trees and shrubs.

Offering no upward chain this property should be viewed to appreciate potential and quality.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas, electric, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Dining Room 12' 6" x 11' 10" (3.81m x 3.60m)

Living Room 15' 5" x 11' 9" (4.70m x 3.58m)

Kitchen 8' 10" x 6' 7" (2.69m x 2.01m)

Bedroom One 12' 4" x 11' 8" (3.76m x 3.55m)

Bedroom Two 12' 2" x 10' 10" (3.71m x 3.30m)

Bedroom Three 9' 1" x 7' 5" (2.77m x 2.26m)

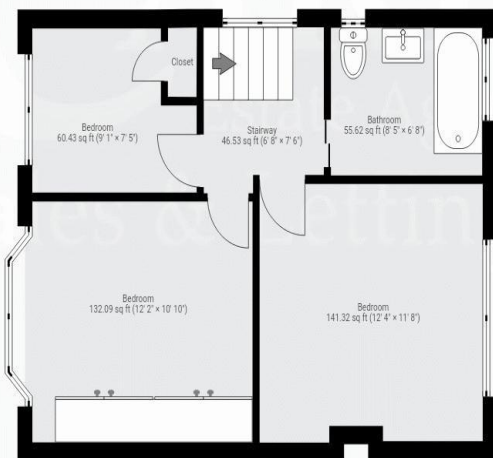
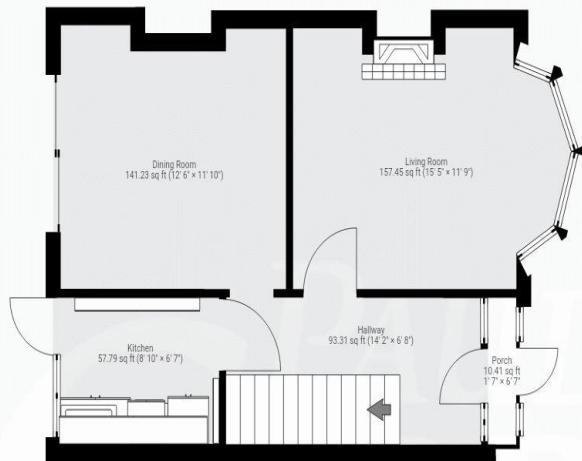
Bathroom 8' 5" x 6' 8" (2.56m x 2.03m)





Floor Plan

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

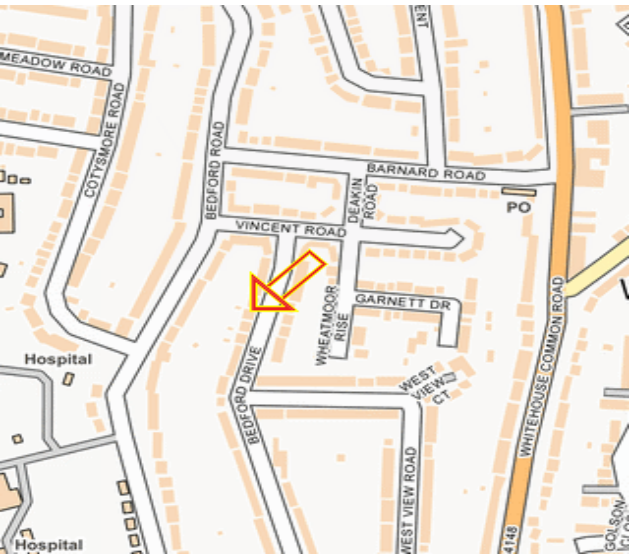


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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 12th May 2025