



THE DRIFT, 18 WENTWORTH ROAD, FOUR OAKS PARK, B74 2SD



AUCTION GUIDE PRICE - £1,000,000

Situated on the prestigious Wentworth Road within the exclusive Four Oaks Estate, this three-bedroom detached dormer bungalow offers generous and versatile accommodation, with significant potential for extension and further development (subject to planning).

The property is set behind a wide frontage with a double garage and private driveway, and opens into a welcoming reception hallway that sets the tone for the spacious interior. To the front, a dedicated study provides a quiet workspace or reading room, while the dual-aspect lounge to the rear enjoys an abundance of natural light and pleasant views over the garden.

The heart of the home is the well-proportioned kitchen diner, ideal for both everyday family living and entertaining, and complemented by a practical utility room with an adjoining guest WC. Also on the ground floor is a generous double bedroom, served by a well appointed family bathroom, providing flexible living arrangements for guests or residents who prefer ground-level accommodation.

Upstairs, the first floor features two further double bedrooms, one of which benefits from a modern en-suite shower room. Both rooms enjoy elevated views and add to the spacious, adaptable nature of the home.

To the rear, the property boasts a private garden with a mature treeline aspect, offering peace, privacy, and a beautiful setting with outstanding potential for expansion. The large plot and prime location within one of Sutton Coldfield's most prestigious residential areas make this a rare and exciting opportunity for buyers seeking a home to personalise or develop.

Set back from the roadway behind a multi-vehicle, block paved driveway with picturesque views over a tree lined aspect and a well tended, mature fore garden offering two separate lawned areas, pathway leads to two separate entrances into:

WELCOMING RECEPTION HALLWAY: 27'9" x 8'4" max / 7'5" min Obscure glazed front door and two obscure glazed windows to front, two radiators, stairs off, large storage/cloak room with obscure glazed window and radiator, internal doors to:



DUAL ASPECT LOUNGE: 18'4" x 14'10" Pvc double glazed bay window to front, glazed windows and French doors to rear, Minster style feature fireplace with tiled hearth, brick surround and brick mantle, obscure glazed window to side, two radiators.

STUDY: 11'9" x 9'9" Pvc double glazed window to rear, glazed window and door to hallway, radiator.

BREAKFAST KITCHEN: 25'9" x 14'11" max / 12'10" min Pvc double glazed windows to front and side, pvc double glazed windows and French doors to rear, ceramic one and a half bowl sink/drain unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, central island unit having breakfast bar and storage, eye level oven and grill, four ring gas hob with extractor canopy over, integrated dishwasher and fridge, leading to **Dining Area:** Having space for dining table and chairs, wood effect flooring throughout.

GROUND FLOOR BEDROOM TWO: 15'11" x 13'5" Pvc double glazed window to rear, radiator, potential for en-suite facilities.

GROUND FLOOR BATHROOM: 9'3" x 9'3" Two obscure glazed windows to rear, white suite comprising bath, corner enclosed shower cubicle with glazed shower screen, tiled splash backs, wash hand basin, low level wc, tiled walls, chrome ladder style radiator.

UTILITY: Glazed doors to front and rear, fitted cupboards, plumbing and space for washing machine, space for tumble dryer, into:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, tiled flooring, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to front, doors to:

BEDROOM ONE: 23'4" x 12'8" max / 10'8" min Pvc double glazed window to rear, two Velux skylights, eaves storage, two built-in double wardrobes, leading to:



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





EN-SUITE SHOWER ROOM: 11'5" x 8'4" Pvc double glazed window to rear, obscure Velux skylight, white suite comprising his & hers wash hand basins set into vanity units, enclosed corner shower cubicle, low level wc, chrome ladder style radiator, part tiled walls, tiled flooring.

BEDROOM THREE: 15'5" max / 7'7" min x 14' max / 10'6" min Pvc double glazed window to front, useful storage cupboard, alcove for wardrobes, additional loft space having potential for additional bedroom (subject to necessary planning/consent)

DOUBLE GARAGE: 21'8" x 16'7" Electric up and over garage door to front, pvc double glazed window to rear, space for shelving to side. (Please check the suitability of this garage for your own vehicle)

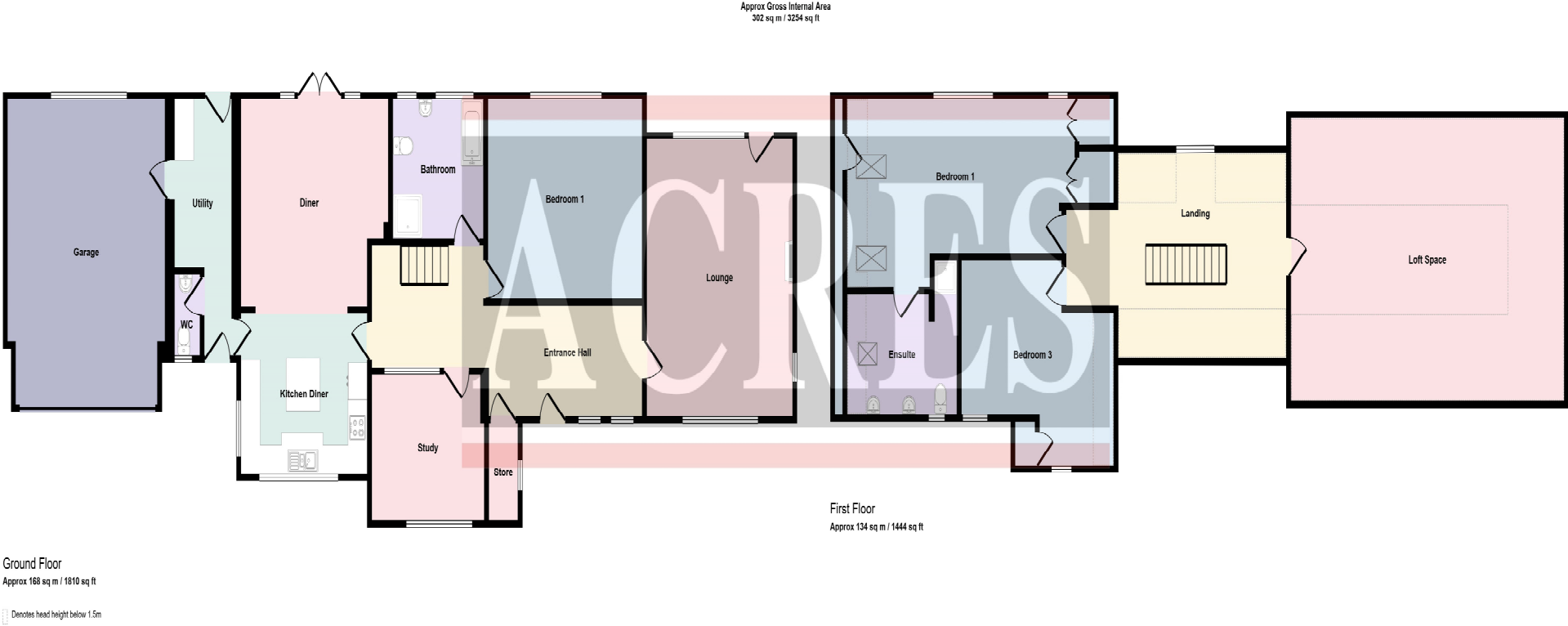
OUTSIDE: Paved patio area and generous lawn, shielded by a variety of mature shrubs, bushes and trees.

** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.