







Bedford Drive, Sutton Coldfield, B75 6AX

- Superbly extended semi-detached
- 4 bedrooms
- 2 reception rooms
- Garage
- No chain
- Fantastic cul de sac
- 2 shower rooms
- Kitchen/breakfast room and separate utility
- Very good sized garden with south-westerly aspect
- Council Tax Band E

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£450,000

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DESCRIPTION

First time marketed for some 60 years and offered with no chain, this extended freehold semi detached family home occupies a much sought after cul de sac position, very convenient for local schools, Good Hope hospital, public transport and Sutton Coldfield's many amenities. The gas centrally heated and double glazed accommodation, which must be viewed to be fully appreciated, briefly comprises;

Enclosed porch, reception hall with cloaks cupboard, dining room with bay to front and arch to living room having feature brick fireplace with gas/coal fire, kitchen/breakfast room having a range of fitted units, built in fridge, oven, hob and extractor, door to covered side, spacious utility, store and potential for plumbing in situ. First floor landing with hatch and ladder to boarded loft, four excellent bedrooms (bedroom 1 with fitted wardrobes), refitted shower room which is fully tiled with white suite, additional fully tiled shower room.

Outside, garage, front garden and block paved drive approach, very good sized rear garden with south-westerly aspect, patio, extensive lawn, shrubs and fenced surround.







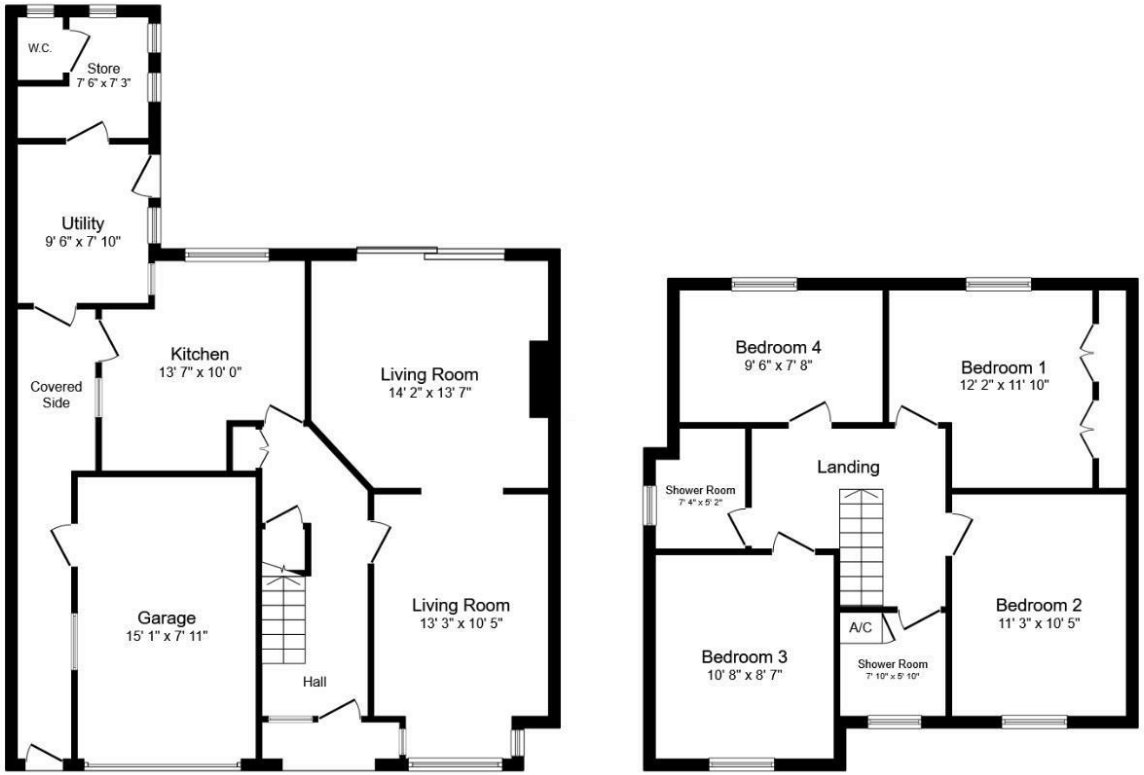












Ground Floor
Floor area 1,048 sq.ft.

First Floor
Floor area 726 sq.ft.

Total floor area: 1,774 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

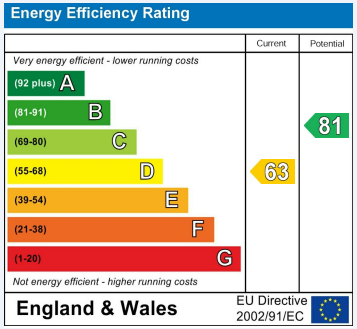
Please contact sutton@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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