



Bedford Drive,
Sutton Coldfield, B75 6AU

Offers in the Region Of £450,000

A deceptively spacious and exceptionally versatile 3/4 bedroom semi-detached home, positioned on the highly desirable Bedford Drive and offering a beautiful blend of generous family accommodation, a substantial mature garden and excellent scope for modern family life.

Set behind a broad block-paved driveway, this attractive semi-detached residence immediately stands apart for its size, flexibility and established plot. The property has been lovingly maintained and offers a wonderfully practical layout, with three reception spaces, three first-floor bedrooms, a converted loft room and a long, beautifully stocked rear garden.

The accommodation begins with a welcoming entrance hall, leading to a useful front family room; an ideal playroom, home office, snug or potential fourth ground-floor bedroom. To the opposite side sits a comfortable living room, opening through to a generous dining area overlooking the garden. This creates a superb sociable space for everyday family life, entertaining and larger occasions alike. The kitchen is fitted with a comprehensive range of contemporary cream-fronted units, wooden work surfaces and integrated storage, with a bright outlook across the rear garden. Beyond, a useful utility area provides further appliance space, storage and access to the garden, together with a ground-floor WC.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is an impressive double room with a full wall of wardrobes, while the second bedroom is also a generous double and the third makes an ideal child's room, nursery or home office. A stylish family bathroom is fitted with both a panelled bath and separate walk-in shower, complemented by a separate WC.

There is also the converted loft room, a particularly adaptable additional space with skylight and dormer-style window. Whether used as an office, studio, gaming room or hobbies space, it provides valuable flexibility for a growing household.

Outside, the rear garden is a real highlight. A large paved patio creates a brilliant space for outdoor dining beneath the shade sail, flowing into a long lawn with mature borders, established planting and an excellent sense of privacy. It is a garden made for children, keen gardeners and relaxed summer entertaining.

A rare opportunity to secure a genuinely spacious home in a sought-after residential setting, offering room to grow both inside and out.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

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

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Kitchen 15' 1" x 9' 6" (4.60m x 2.90m)

Utility Room

W.C

Dining Room 14' 1" x 12' 10" (4.30m x 3.90m)

Living Room 14' 9" x 9' 10" (4.50m x 3.00m)

Family Room 14' 9" x 7' 10" (4.50m x 2.40m)

Bedroom One 14' 1" x 13' 9" (4.30m x 4.20m)

Bedroom Two 12' 6" x 10' 6" (3.80m x 3.20m)

Bedroom Three 9' 6" x 8' 10" (2.90m x 2.70m)

W.C

Bathroom 8' 10" x 6' 7" (2.70m x 2.00m)

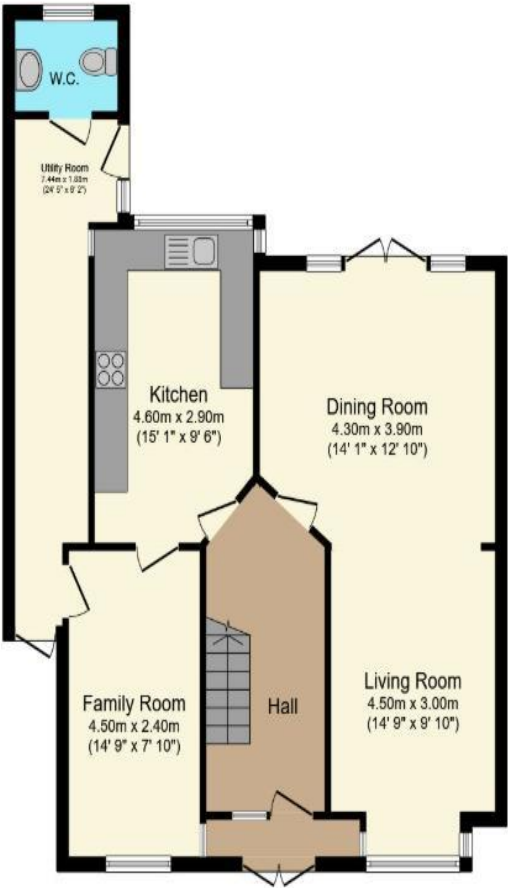
Loft Room 12' 6" x 11' 2" (3.80m x 3.40m)



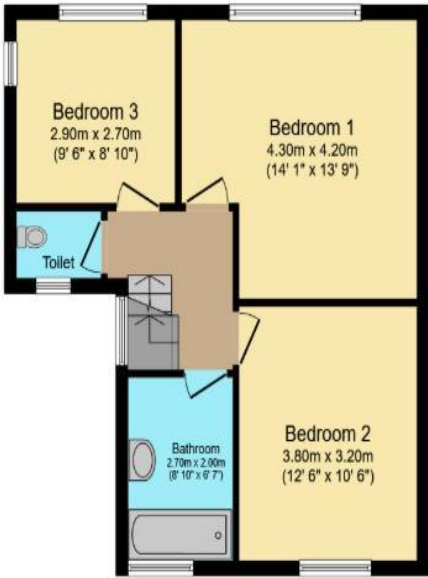


Floor Plan

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



Ground Floor



First Floor

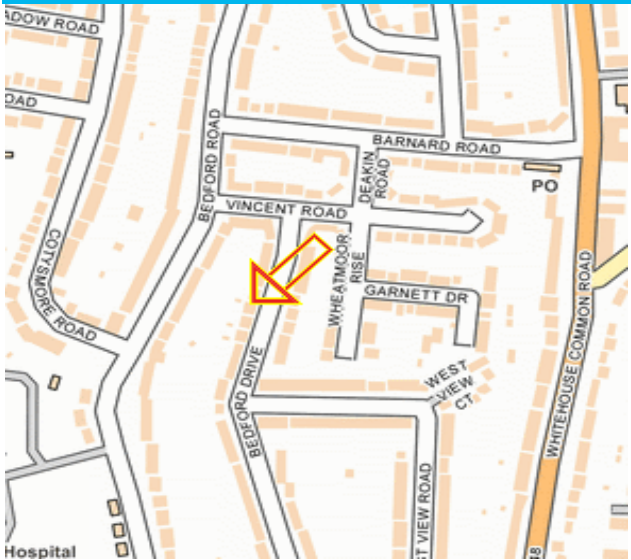


Loft Floor

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	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: 6th July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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