



Bedford Road ,
Sutton Coldfield, B75 6AE

£375,000

Sutton Coldfield

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A traditional detached family home situated in a highly sought-after location in Sutton Coldfield.

Internal inspection reveals a porch, welcoming reception hall, dining room with bay window, living room with doors leading out to the rear garden, kitchen and downstairs W.C.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family bathroom and separate W.C.

Outside to the rear of the property there is a private garden with lawn and patio areas and to the fore there is a garage and driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with the added benefit of no upward chain, internal viewing is highly recommended to appreciate the potential this family home has to offer.





Property Specification

TRADITIONAL DETACHED
THREE BEDROOMS
SOUGHT AFTER LOCATION
OFF ROAD PARKING
GARAGE

Dining Room 3.48m (11'5") x 3.40m (11'2") max

Living Room 4.14m (13'7") x 3.48m (11'5")

Kitchen 3.20m (10'6") x 2.90m (9'6") max

WC 1.40m (4'7") x 0.86m (2'10")

Bedroom 1 3.48m (11'5") x 3.40m (11'2")

Bedroom 2 3.94m (12'11") x 3.48m (11'5") max

Bedroom 3 3.02m (9'11") max x 2.76m (9'1")

Bathroom 1.75m (5'9") x 1.73m (5'8")

WC 1.75m (5'9") x 0.94m (3'1")

Garage 4.87m (16'0") x 2.44m (8'0")

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: 11th October 2022

Viewer's Note:

Services connected: Mains electricity, gas, water & 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		78 c
55-68	D	64 d	
39-54	E		
21-38	F		
1-20	G		

Map Location

