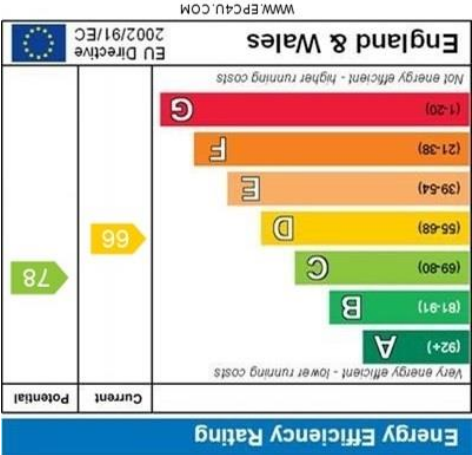


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- NO UPWARD CHAIN
- Beautifully Presented Throughout
- Stunning Open Plan Kitchen/Dining/Living Room
- 2 Formal Reception Rooms
- 4 Double Bedrooms Master En Suite & Dressing Room



Bedford Road, Sutton Coldfield, B75 6AJ

£825,000





## Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This beautifully presented and thoughtfully extended three storey executive detached family home offers a wealth of accommodation and combines many original features with the convenience of modern day living. Approached via a large driveway to the front the home is entered through a hallway with a luxury shower room off, a formal lounge to the front, a beautiful open plan extensively fitted kitchen, living and dining room with a further reception room off, a utility room and further guest WC, on the first floor there are three double bedrooms the master has a concealed dressing room and en suite shower room, a luxury family bathroom and a further double bedroom occupies the top floor, to complete the home there is a garage and a stunning large rear garden complete with a home office/gym/cinema room.

This home is also being sold with the benefit of having no upward chain so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** Having a returning staircase rising to the first floor with useful storage cupboard beneath, coving, radiator and doors to:

**SHOWER ROOM** A luxury refitted shower room with a fully enclosed corner shower cubicle, suspended wash hand basin with vanity storage beneath, integrated WC, underfloor heating heated towel rail and front facing window.

**FORMAL LOUNGE** 15' 11" x 13' 5" (4.85m x 4.09m) A spacious formal lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point with built in storage, radiator and coving.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM** 19' 6"max 9'min x 30' 11"max 15' 10"min (5.94m max 2.74m min x 9.42m max 4.83m min)

A large multifunctional kitchen, living and dining room, the expensively fitted kitchen includes a stylish and comprehensive range of matching wall and base mounted units with complementing quartz work surfaces over, two integrated ovens and a gas hob with extractor fan over, integrated dish washer and fridge, large central island including breakfast bar and sink and drainer unit, tiled flooring with under floor heating, patio doors to the rear and opening in to the casual dining/living area with a pitched ceiling with Velux window lights over head, three further windows overlooking the large private rear garden, double doors lead in to the sitting room/snug.

**SITTING ROOM/SNUG** 13' x 12' 7" (3.96m x 3.84m) Having a feature fireplace as the focal point with an open fire and fitted shelving/storage, coving, radiator and a door to the hallway.

**UTILITY ROOM** 16' 6" x 6' 1" (5.03m x 1.85m) To include a further range of matching units, sink and drainer unit, plumbing and space for white goods, radiator, a rear facing window and door and a further door to the WC with wash hand basin.

From the hallway a returning staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 15' 8" x 11' 4" (4.78m x 3.45m) A large master bedroom with a deep walk in bay to the front aspect, a range of fitted wardrobes with shelving and hanging space, radiator, coving and a concealed door leads to the dressing room.

**DRESSING ROOM** A further range of fitted wardrobes, rear facing window, radiator and a door to the en suite shower room.

**EN SUITE SHOWER** Fully tiled walls and flooring and an enclosed corner shower cubicle, low level WC, wash hand basin, two front facing windows and a side facing window, heated towel rail.

**BEDROOM TWO** 12' 3" x 10' 7" (3.73m x 3.23m) Having fitted wardrobes, a window to the rear and radiator.

**BEDROOM THREE** 8' 10" x 10' 9" (2.69m x 3.28m) Having a window to the rear, radiator and fitted wardrobe.

**FAMILY BATHROOM** A luxury suite with tiled walls and flooring, an over sized bath and separate enclosed shower cubicle, suspended wash hand basin with vanity storage beneath, integrated WC, heated towel rail, underflooring heating, frosted windows to front and side.

A further staircase rises to the top floor with access to:

**BEDROOM FOUR** 7' 8"min 13' 2"max x 12' 8"max (2.34m min 4.01m max x 3.86m min) Two velux windows to the rear and one to the front, radiator, built in wardrobes and large eaves storage.

**GARAGE** 17' x 7' 10" (5.18m x 2.39m) (Please ensure that prior to legal commitment you check that any garage

facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a very large private rear garden, there is a patio area for entertaining, ornamental borders with mature trees and shrubs to the boundaries, ornamental pond, greenhouse, vegetable patch and fruit trees and access to the home office/gym/cinema.

**HOME OFFICE/GYM/CINEMA** 16' 9" x 13' 1" (5.11m x 3.99m) Offering a multitude of uses and a superb addition to the family home with lighting and electric heating.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323