

78 Bedford Drive, Sutton Coldfield, B75 6AX

£450,000

Property Images



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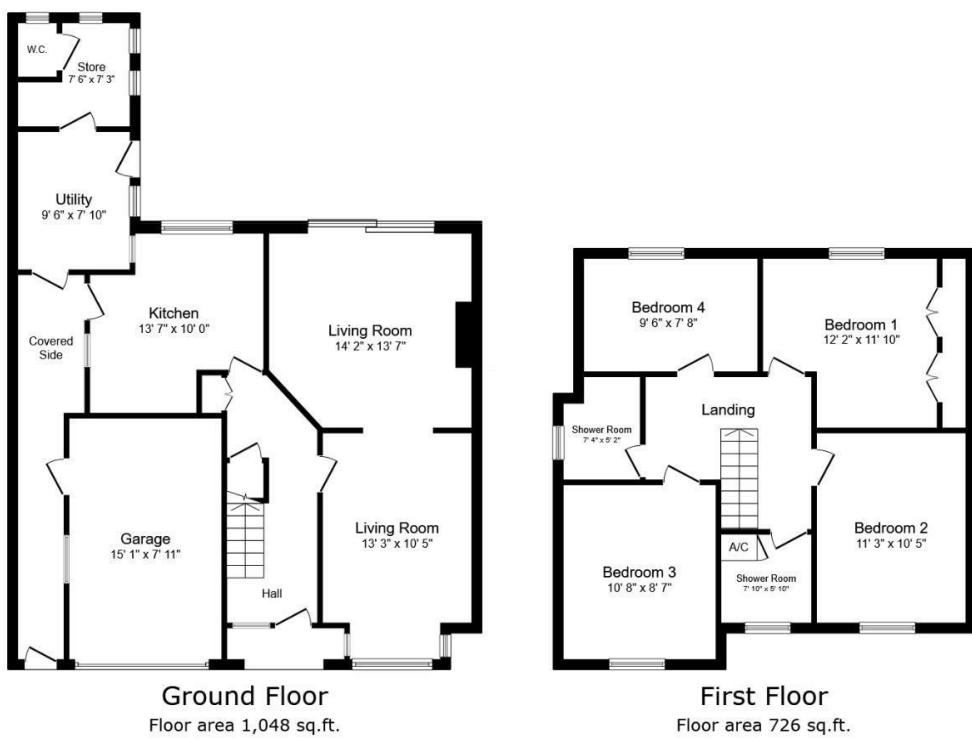


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Total floor area: 1,774 sq.ft.

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 missstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

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.

Features

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