

84 PILKINGTON AVENUE  
SUTTON COLDFIELD  
B72 1LQ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A Charming Family Home with Delightful Gardens and Spacious Living.

### Accommodation

Entrance hall

Bedroom three, bedroom number four with views of the front of the property

Bedroom number five with built-in closet

Hallway cupboard

Storage closet

Lounge with French Doors opening on to the rear garden patio

Downstairs bathroom

Dining room

Open plan Kitchen and Breakfast room

Utility room

Guest WC

Staircase leading to first floor

### First Floor

First floor landing

Principal Bedroom with Ensuite shower room, built-in wardrobes and window overlooking the rear garden

Bedroom number two with views of the rear garden

### Gardens and Grounds:

Block paved driveway

Mature trees and hedges

Summer house

Patio

Wooden decking

Lawned areas

Pathway leading down the garden

Stunning mature trees and ever-greens making for a colourful canvas painted by nature.

EPC Rating: C

Approximate total floor area: 1700.69 Sq. Ft or 158 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





### Situation

Situated in a highly desirable location ideal for access to local schools and within short distance of Sutton Coldfield. The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Located nearby is Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants, and coffee shops within the Gracechurch Shopping Centre. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Description of Property

Nestled in a peaceful and sought-after neighbourhood, this well presented family home offers a perfect blend of comfort, space, and character. From the moment you step into the welcoming entrance hall, you're greeted with a sense of warmth that continues throughout the property.

The ground floor offers a generous and versatile layout, ideal for family life and entertaining alike. To the front of the property, bedrooms three and four enjoy lovely views and ample natural light, while bedroom five benefits from a built-in closet, ideal for guests or as a home office. Additional practical features include a hallway cupboard and separate storage closet, ensuring clutter is kept neatly out of sight.

The heart of the home lies a kitchen/breakfast room, perfectly designed for modern living. Just off the kitchen is a utility room and a handy guest WC. A bright and spacious dining room provides the perfect setting for family meals, while the elegant lounge, complete with French doors, opens out onto the rear garden patio, seamlessly blending indoor and outdoor living. A downstairs bathroom adds further convenience.

A staircase leads to the first floor, where a landing provides access to the upper accommodation. The principal bedroom is a retreat, featuring a private ensuite shower room, built-in wardrobes, and serene views over the rear garden. Bedroom

two also enjoys peaceful views across the garden, completing this well-balanced upper level.

Outside, the property continues to impress. A block-paved driveway provides off-road parking, bordered by mature trees and hedges that offer privacy and year-round greenery. The rear garden is a true sanctuary—thoughtfully landscaped with patio areas, wooden decking, and lawns, all connected by a charming pathway leading down the garden. A delightful summer house offers a peaceful escape or a perfect space for hobbies and relaxation. All of this is set against a backdrop of stunning mature trees and evergreens, creating a colourful and ever-changing natural canvas.

### Distances

Streetly Village - 3.9 miles  
Sutton Coldfield - 1.6 miles  
Birmingham - 6.2 miles  
Lichfield - 10.7 miles  
M6 Toll (T5) - 7.3 miles  
M6 (T7) - 8.7 miles  
M42 (J9) - 6.3 miles  
Birmingham International - 10.9 miles  
NEC - 10.3 miles

(Distances approximate)

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### Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn left at the first cross street onto Mill St/A5127, slight right onto Lower Queen/A5127, at the roundabout take the first exit onto Birmingham Rd/A5127, turn left onto Pilkington Avenue and the property will be on your right.

### Terms

Tenure: Freehold  
Local authority: Birmingham City Council  
Council Tax band: F  
Average area Broadband speed: 150 Mbs

### Services

We understand that mains water, gas, drainage and electricity are connected.

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.





## Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: August 2025  
Particulars prepared: August 2025

## Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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