

108 KEMPSON AVENUE  
SUTTON COLDFIELD  
B72 1HQ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A detached family home in sought after location offering stunning views over the golf course.

### Accommodation

#### Ground floor:

Glass paned Canopy Porch

Reception hallway

Hallway closet

Dining room to the right with large window overlooking the front of the property and bi-fold doors leading to the lounge

Lounge with sliding windows opening onto the rear garden patio

Guest WC

Open plan kitchen

Breakfast area

Utility room

Staircase leading to first floor

#### First floor:

First floor landing

Principal bedroom with built-in wardrobes overlooking the rear garden

Bedrooms number two and three with built-in wardrobes overlooking the front of the home

Bedroom number four a single room with built-in wardrobes and window looking over the front of the property

Two Family bathrooms with separate showers

### Gardens and Grounds

Immaculate redbrick block-paved driveway

Lawned area

Border plants

Double garage

Multi-level rear garden

Beautifully paved rear garden patio ideal for alfresco dining and entertaining, steps leading down to the lawn

Generous garden lawn overlooking stunning golf course beyond the garden fence

Fencing for security and privacy

Garden shed

EPC Rating: D

Approximate total floor area: 2161 Sq. Ft or 200.75 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

Kempson Avenue is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and within easy walking distance of Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park, and Chester Road train station.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, Highclare private school, and The Shrubbery. Purchasers are advised to check with the council for up-to-date catchment areas.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf, and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

## Description of Property

A striking family residence of character and charm, this detached home is set well back from the road approached via an immaculate redbrick block-paved driveway providing off-road parking and leading to a double garage. A lawn, with thoughtfully arranged border plants, and mature shrubs frame the frontage, while wrought iron gated access opens to the side.

### Ground Floor

The approach is defined by a glass-paned canopy porch, creating a refined welcome into the home. A fully enclosed porch with feature flooring and glazed side screens gives way to the reception hallway, which immediately sets the tone with its sense of light and space. From here, a hallway closet provides useful storage, while a guest cloakroom/WC with vanity unit completes the convenience.

To the right, the dining room enjoys a large window overlooking the front aspect, while bi-fold doors open seamlessly to the lounge, a wonderfully proportioned space centred around a feature fireplace. The lounge benefits from sliding windows that frame views of the landscaped rear garden and open directly onto the garden patio, perfect for indoor-outdoor living.

The heart of the home is the open-plan kitchen and breakfast area, fitted with a comprehensive range of units and appliances. A raised breakfast area provides an informal dining setting, while a rear-facing window draws in views of the garden. An adjoining utility room offers additional practicality, with direct access to the garden. A turned staircase rises gracefully from the hallway to the first floor.

### First Floor

The first-floor landing connects the principal and family bedrooms. The principal bedroom is a restful retreat, overlooking the rear garden and fitted with built-in wardrobes. Bedrooms two and three, both doubles, feature built-in wardrobes and front-facing windows, while the fourth bedroom is a well-appointed single room with its own storage, also enjoying views to the front.

The accommodation is served by two family bathrooms, both equipped with baths and separate shower enclosures, alongside fitted sanitaryware, ensuring convenience for modern family living.

## Gardens and Grounds

The outdoor spaces have been designed with both beauty and function in mind. To the rear, a multi-level garden unfolds from a full-width, beautifully paved patio—ideal for alfresco dining and summer entertaining—leading down by steps to a generous lawn. From here, enchanting views over the Golf course stretch beyond the secure boundary fencing, creating an idyllic natural backdrop. Border plants, mature shrubs, and a garden shed add character and practicality to the grounds.

Completing the setting is a substantial double garage with electronically operated doors, power, and lighting, further enhancing the appeal of this impressive family home.

## Distances

Sutton Coldfield - 2.6 miles

Lichfield - 11.9 miles

Walsall - 9.5

Birmingham - 6.1 miles

Birmingham International/NEC - 11 miles

M6 - 4.6 miles

M6 Toll - 6.9 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street towards Church House Drive, continue straight onto Upper Holland Road, continue straight onto Ebrook Road, turn left onto Coles Lane, continue onto East View Road, turn right onto Wylde Green Road, turn left onto Blackwell Road, turn right onto Kempson Avenue and continue on towards the cul-de-sac.

## Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: G

Broadband Average Area Speed: 1000 Mbs

## Services

We understand that mains water, gas and electricity are connected

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale. Others may be available by separate negotiation.

## 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



Kempson Avenue

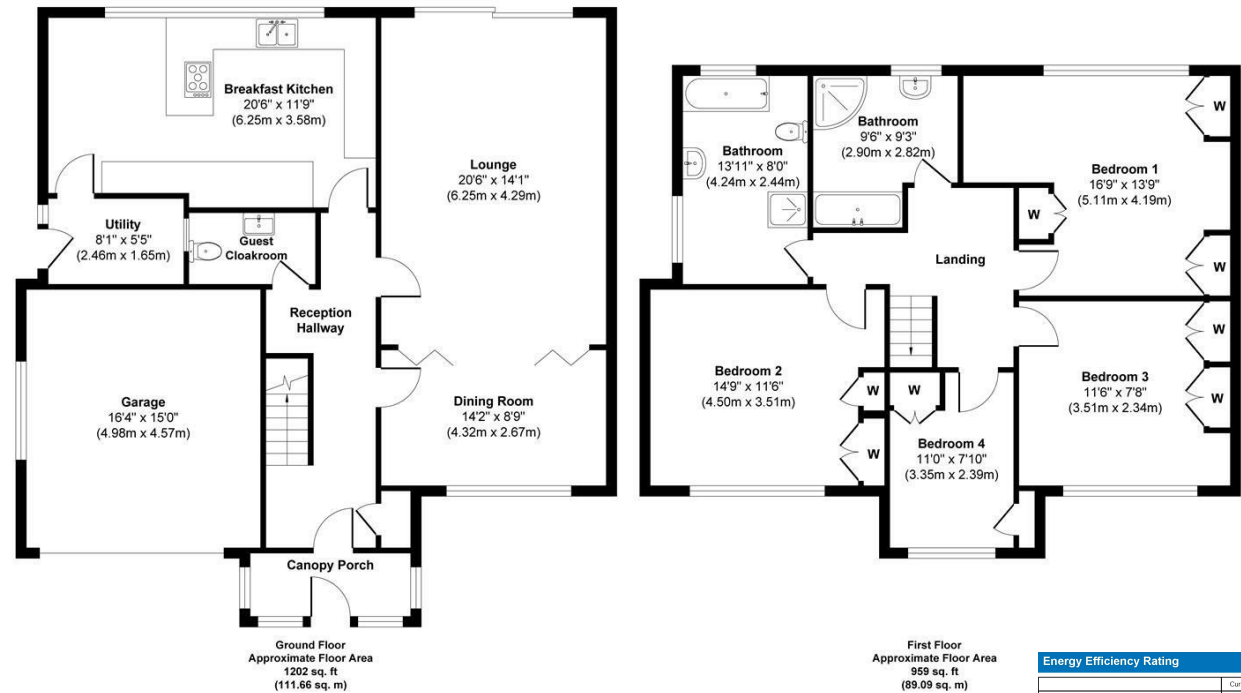


general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: September 2025  
Particulars prepared: September 2025

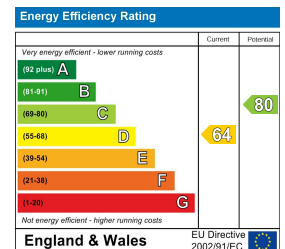
#### Buyer Identity Verification Fee

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.



Approx. Gross Internal Floor Area 2161 sq. ft / 200.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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 importance 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.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com