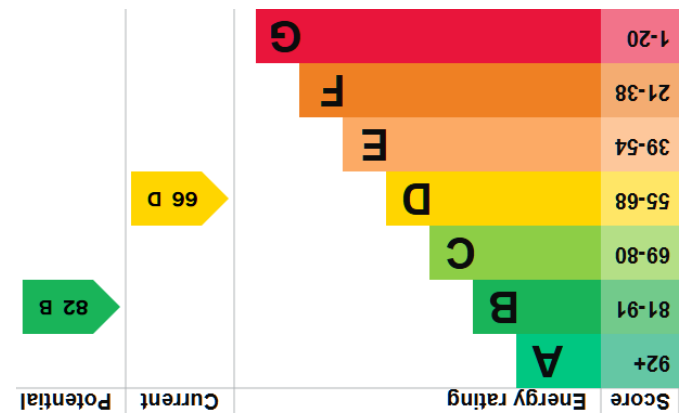


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Refurbished & Extended 3 Bedroom Detached Bungalow
- Large Lounge Diner
- Breakfast/Dining Room/Snug
- Refitted Kitchen
- Utility Room & WC

Pilkington Avenue, Sutton Coldfield, B72 1LQ

Offers In Region Of
 £585,000



Property Description

Occupying a highly sought after area within Sutton Coldfield and being ideally placed for many well reputed schools for children of all ages, excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre. This superb extended 3 bedroom detached bungalow has undergone an extensive refurbishment program and offers spacious living accommodation and further potential to create first floor living in the large loft area subject to planning permission. Approached via a new driveway the bungalow has a spacious hallway with access to a formal lounge, a dining/family area leading to a refitted kitchen, utility room and guest WC, 3 Bedrooms, a luxury family bathroom and to complete the home there is a large private garden and garage.

Bungalows of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment and also being sold with the benefit of no upward chain.

In brief the accommodation comprises:

LARGE HALLWAY 20' 7" max x 8' 7" max 5' 2" min (6.27m x 2.62m) A large hallway with access to the large loft space, radiator and doors to:

FORMAL LOUNGE 18' 11" x 11' 2" (5.77m x 3.4m) A spacious formal living area with patio doors providing views and access over the large rear garden, a further side window allows natural light and radiator.

DINING/FAMILY ROOM 18' 3" x 8' 7" (5.56m x 2.62m) Entered via glazed double doors from the hallway and offering a multitude of uses and having picture windows to the rear garden and a door to the patio, radiator and opening to the refitted kitchen.

REFITTED KITCHEN 9' x 9' 7" (2.74m x 2.92m) To now include a stylish and comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob with extractor fan over, integrated fridge, sink and drainer unit, window to the rear and a door to the utility room.

UTILITY ROOM Having base units sink and drainer unit, plumbing and space for white goods, 2 rear facing windows a door to the rear and a door to the guest WC and garage.

GUEST WC Low level WC with automatic lighting.

BEDROOM ONE 10' 9" x 11' 9" (3.28m x 3.58m) Low level WC with automatic lighting.

BEDROOM TWO 14' 9" x 9' 11" (4.5m x 3.02m) Having a window to the front and radiator.

BEDROOM THREE 7' 11" x 11' 7" (2.41m x 3.53m) Having a window to the side and radiator.

LUXURY SHOWER ROOM Refitted to now include a double width walk in shower cubicle, designed wash hand basin with vanity storage beneath, low level WC, fully tiled walls and flooring, radiator and side facing window.

GARAGE 16' 7" x 9' 5" (5.05m x 2.87m) (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 fabulous large private garden with a large lawn area and surrounded by mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and a picturesque setting.

Council Tax Band F - Birmingham City Council



Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data limited availability for EE, Three O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 11 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

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.

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