

Preston Avenue, B76

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## Preston Avenue, B76

Welcome to 3 Preston Avenue this exceptional five-bedroom detached residence, ideally situated in this desirable part of Sutton Coldfield.

- Spacious detached family home on a generous plot in a desirable B76 location
- Modern kitchen with integrated appliances, thoughtfully designed for daily living
- Versatile light-filled space with glass mezzanine — ideal for a home gym, creative studio, or yoga retreat
- landscaped and private rear garden with outdoor kitchen and decked entertaining area
- Fully powered summer house — ideal for a home office or studio,
- Excellent transport links easy access to A38, M6 and Sutton Coldfield Train Station.

Immaculately presented throughout, this spacious home which has been beautifully extended and renovated, offers versatile living across two floors, perfectly blending contemporary style with family-friendly practicality. Finished in a calming Farrow & Ball palette, every room feels elegant, considered, and timeless.

### Ground Floor

Step inside to a welcoming entrance hallway, with a convenient WC to your right. To the left, you'll find a generous and beautifully appointed living room ideal for relaxing evenings. Directly behind is a bright and spacious dining room, complete with bi-folding doors that open onto the private, landscaped garden perfect for indoor-outdoor entertaining.

At the heart of the home is a sleek, contemporary kitchen with a range of integrated appliances. There is ample space for cooking and socialising. Adjacent to the kitchen is a cosy snug room featuring a stylish gas fireplace, along with a cleverly concealed utility area.

Completing the ground floor is a separate music room with ►







- underfloor heating, ideal as a creative space, home office, or additional reception room.

#### First Floor

Upstairs, the home continues to impress with four generously sized bedrooms, two of which boast luxurious en-suite bathrooms. Two further bedrooms feature built-in double wardrobes, while a stylish and contemporary family bathroom serves the remaining rooms. The fifth bedroom is currently used as a home office, offering a flexible space for remote work or study.

Additionally there is a bright and airy space with a striking glass mezzanine offers the perfect setting for a home gym, creative studio, or tranquil yoga retreat — a true sanctuary within the home.

#### Outside Spaces

Outside, the meticulously maintained rear garden offers exceptional privacy and includes an outdoor kitchen and decking area, making it a fantastic space for entertaining or relaxing with family. A fully powered summer house adds further flexibility whether for work, leisure, or guest accommodation.

To the front, a private driveway provides off-road parking for up to three vehicles.

This is a truly special home in a sought-after location, offering space, style, and functionality in equal measure. Early viewing is highly recommended.

#### The Area

Located in one of Sutton Coldfield's most desirable areas, the property is within walking distance of excellent local schools, nearby shops, and scenic parks & woods, with great access to commuter routes via the A38 and M6.

#### Location

Postcode - B76 1HS

What 3 words - ///putty.privately.harder

#### Key information

EPC Rating: C

Tenure: Freehold

Council Tax Band: E

Local Authority: Birmingham







LOCATION

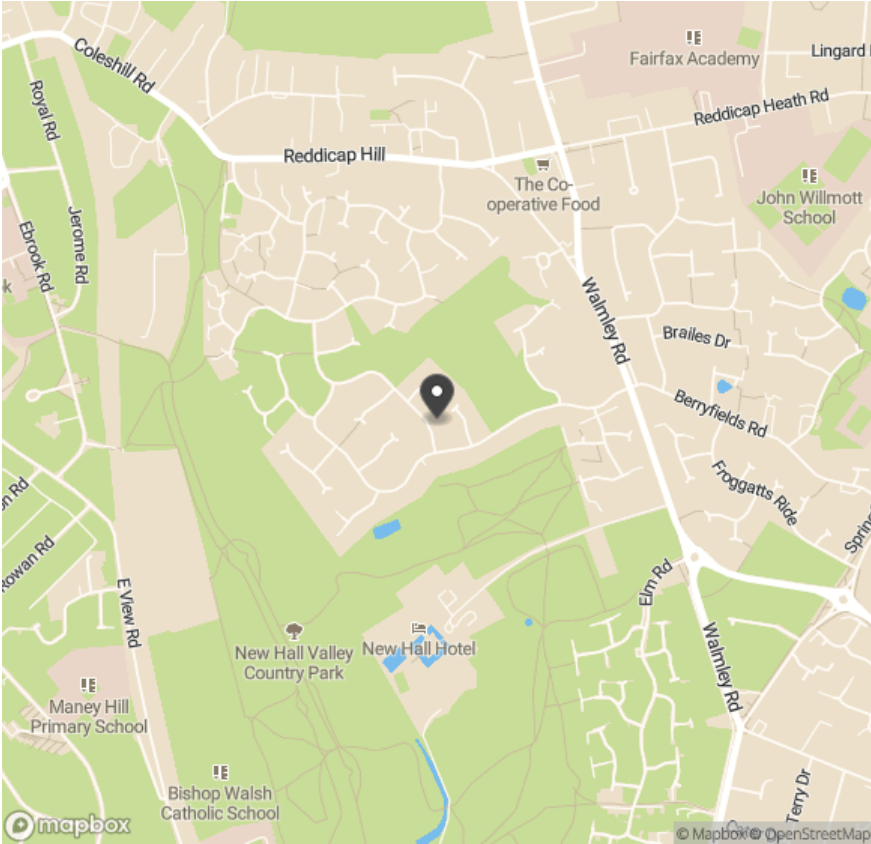


Property location

ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: 70

Potential: 81



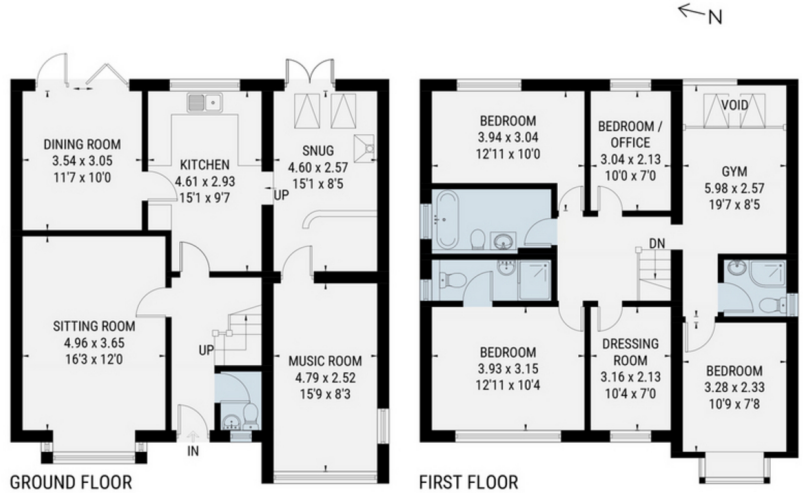
FLOOR PLAN

1718 sq ft (159 sq m)

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Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft  
(Excluding Void)

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For viewings, further information or a free property valuation contact:

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