



74, KEMPSON AVENUE  
SUTTON COLDFIELD - OFFERS OVER £780,000

**chosen**

## Why this home is Chosen...

This stunning 4-bedroom detached family home nestled in the sought-after area of Sutton Coldfield. It offers easy access to the major road networks, trains and buses. The property is situated in an ideal location for families, with outstanding an school catchment, including the local sought-after Bishop Vesey Boys and Sutton Girls Grammar schools. This detached family home offers the perfect blend of suburban tranquillity and urban connectivity.

A quick tour

Highlights of this well presented property include:

- \*Ideal location
  - \*Great school catchment
  - \*Local amenities close by
  - \*Great access to Birmingham city centre
  - \* En-suite bathroom off the master bedroom
  - \* Great-sized garden and driveway for multiple vehicles
- \*Did we mention the great location!



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## Modern Living

A welcoming hall greets you as you enter 74 Kempson Avenue.

Doors lead off to the kitchen, dining room and garage. A superb well appointed modern kitchen is ahead, with a well-proportioned utility off, both have access to the garden. The elegant dining room is ideal for hosting intimate dinners or festive celebrations. The dining room effortlessly flows into the expansive dual-aspect lounge, offering ample space for relaxation and entertainment. The lounge extends into a charming conservatory, providing panoramic views of the garden and flooding the space with natural light.

Ascending the stairs, you'll discover four good sized bedrooms, each offering a tranquil retreat for rest and relaxation. One bedroom boasts a en-suite, providing privacy and comfort for family members or guests. A well-appointed family bathroom serves the remaining bedrooms. The master suite benefit's from its own dressing room.

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Outside, the property boasts a good-sized garden, perfect for outdoor activities and al fresco dining. A garden house provides versatile space for storage, a home office, or a play area, catering to the diverse needs of modern family living.

With its superb location and spacious layout, this home in Sutton Coldfield is sure to enchant discerning buyers seeking the epitome of comfortable and convenient living. Overall, this is an exceptional family home, offering great accommodation in a highly desirable location. This property is perfect for families looking for a spacious and well-appointed home in a great location.



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APPROXIMATE GROSS INTERNAL AREA: 2439.1 FT<sup>2</sup>  
 (ILLUSTRATION FOR IDENTIFICATION ONLY. SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE)

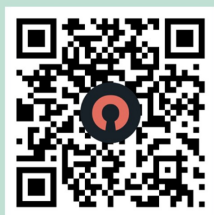
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## Enquiries

74 Kempson Avenue is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C	71		
(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	



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