



55 Pilkington Avenue
Sutton Coldfield, B72 1LD



MARK BENTLEY
ESTATE AGENT



55 Pilkington Avenue

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An impressive 4 bedroom 2 bathroom freehold detached family home with large lounge, separate dining room, 23' breakfast kitchen, conservatory, utility, double garage & attractive gardens and set on this sought after road.

There is potential to extend the property to create additional accommodation, if required, subject to planning permission.

55 Pilkington Avenue has been a happy home for the current owners for 35 years. The property sits in good sized grounds on this sought after road with easy reach of comprehensive shopping facilities and amenities at Sutton Coldfield Town Centre.

Regular bus services run nearby and Wylde Green Train Station is under a mile away (15 minutes walk) with services to Lichfield, Birmingham & beyond.

For the driving commuter there is very easy access onto main roads leading into Birmingham City Centre and to the M6.

There are pre-School nursery's in the area, local primary schools include Wylde Green Primary, Maney Hill Primary, and Highclare Preparatory School and secondary schools include Sutton Girls & Bishop Vesey Grammar School's, Bishop Walsh and Plantsbrook.

Set back from the road behind a wide foregarden with an in out drive 55 Pilkington Avenue, which is gas centrally heated and double glazed comprises:

Ground Floor

Enclosed Entrance Porch

Double entrance doors, tiled floor and triple glazed inner door to:





Large Reception Hall

Three quarter height wall panelling with plate rail, radiator, oak strip floor, doors to Lounge, Dining Room, Kitchen and guest cloakroom, impressive staircase to the first floor and cloaks cupboard.

Guest Cloakroom

WC, wash basin, tiled floor, radiator and secondary glazed leaded light window facing to side.

Through Lounge 6.57m into bay x 4.28m into inglenook

Feature inglenook with Feature fireplace with ornate wooden fire surround, marble backplate and hearth and fitted gas coal fire and side leaded light steamed glass windows, beamed ceiling, leaded light window facing front, Two radiators and leaded light bay window overlooking the rear garden with door to the patio.

Separate Formal Dining Room 7.50m into bay x 4.45m

Feature fireplace with white fire surround, marble backplate and hearth and fitted gas fire, coved ceiling and leaded light bay window facing rear with door to the patio.

Large Breakfast Kitchen 7.18m x 3.46m

Comprehensive range of fitted base cupboard and drawers with long work surfaces including breakfast bar and matching wall cupboards. Enamel sink unit with mixer tap, dishwasher, electric oven with extractor hood over, space for upright fridge/freezer, beamed ceiling, feature fireplace with log burner effect gas fire, built in crockery cupboards, radiator, leaded light window facing front, door to side passage, leaded light window facing rear and glazed door to:

Conservatory 3.82m max x 3.20m

Radiator, tiled floor, windows overlooking the rear garden and glazed double door out to the patio.

Side Passage 5.21m x 1.44m

Wall mounted gas fired central heating boiler and doors to front, garage, utility and rear garden.

Utility 2.41m x 1.75m

Stainless steel sink unit, fitted base cupboards and drawers, Space & plumbing for washing machine and two windows overlooking the rear garden.





Double Garage 5.13m x 4.43m

Electric up and over door and window facing side.

First Floor

Landing

Approached by an impressive return staircase with oak and wrought iron balustrade and two large leaded light stained glass window facing front and side, hatch to loft area, radiator and doors to the four bedrooms, family bathroom and separate WC.

Bedroom 1 4.75m into bay x 4.63m into wardrobes

Range of fitted mirror fronted wardrobes, radiator, leaded light bay window overlooking the rear garden and door to:

En-Suite Shower Room 2.45m x 2.03m

Shower cubicle with electric shower fitment, wash basin set in vanity unit, WC, radiator, storage cupboard, window facing rear and large built in wardrobe.

Bedroom 2 5.45m x 3.54m

Two radiators and leaded light windows facing front and rear.

Bedroom 3 3.47m x 2.19m

Built in wardrobe, fitted dressing table, radiator and leaded light window facing side.

Bedroom 4 2.76m max x 2.37m

Fitted double wardrobe with sliding doors, radiator and leaded light window facing front.

Family Bathroom 2.54m x 2.28m

Panelled bath with shower fitment and tiled surround, pedestal wash basin, heated towel rail, radiator, airing cupboard and obscured glass window facing front.

Separate WC

WC and leaded light window facing front.

Outside

Very wide foregarden

In and out drive, lawns flower beds, shrubs and boundary hedging and walling.

Very Attractive Rear Garden

Large paved patio, large lawn, very well stocked flower beds with a variety of plants, flowering shrubs, trees etc, and boundary fencing.

Tenure: The property is Freehold

Council Tax Band: G

Services: All mains services are connected.

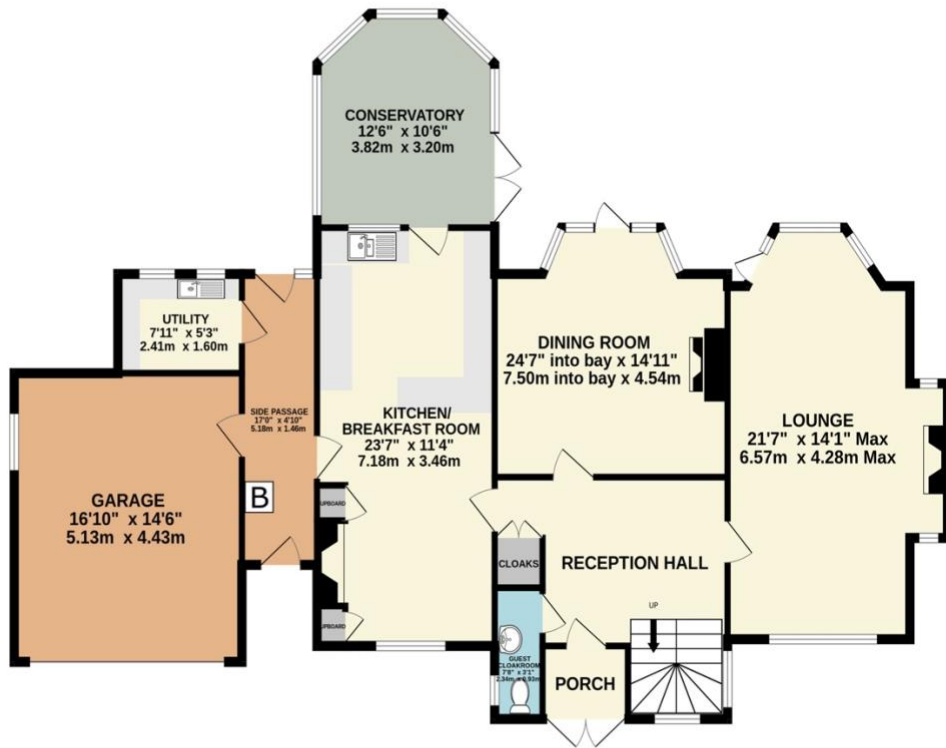
Broadband: Fast Broadband is available in the area.

Viewing: Call 0121 353 6212 or 07768 035065 or email mark.bentley@exp.uk.com to arrange a viewing.

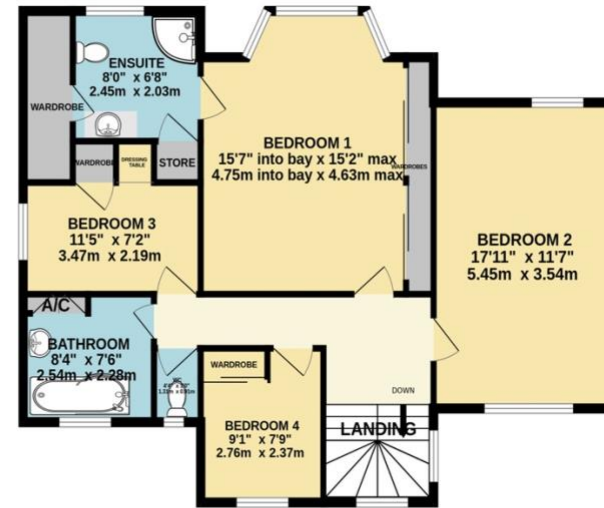




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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