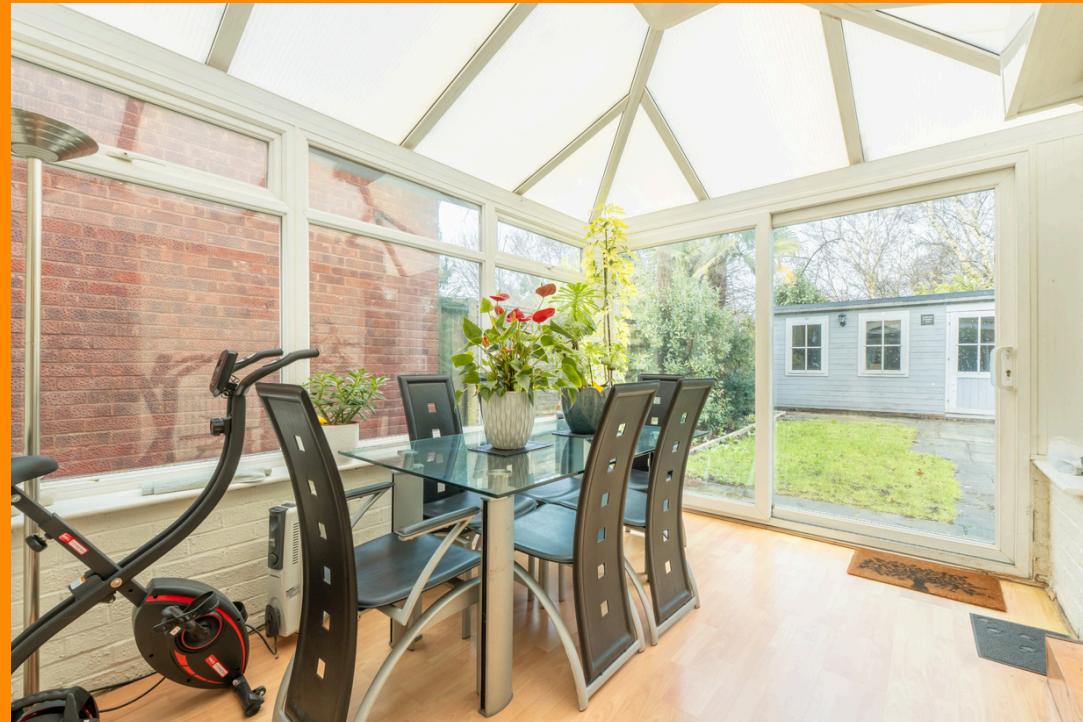




Avery Drive, Acocks Green  
Marketed by Tom Cooper powered by eXp



# Description

Avery Drive is well placed within Acocks Green, offering easy access to a range of local amenities and transport links. Acocks Green village is within walking distance, providing shops, cafés and everyday conveniences. Acocks Green train station is approximately 0.2 miles away, offering regular services into Birmingham city centre, while frequent bus routes nearby provide straightforward connections to both Birmingham and Solihull, making this a great location for commuters and families alike.

Set on a quiet cul de sac, this detached family home offers well balanced accommodation and excellent versatility. To the front of the property there is a driveway providing off road parking, along with access to the garage which benefits from an up and over door. A useful tradesperson side entrance leads through to the rear garden.

Entering the property you are welcomed by a porch which opens into a spacious entrance hallway, with stairs rising to the first floor and doors leading to both reception rooms. The main lounge to the left is a generous room, ideal as a comfortable sitting room. The second reception room is currently arranged as a bar room but would equally suit use as a secondary living space, dining room, home office or playroom. There is also the added benefit of a downstairs toilet.

To the rear of the house is the fitted kitchen, which offers a range of wall and base units, housing integrated appliances which includes washing machine, fridge freezer and dishwasher along with a breakfast bar and provides access through to the conservatory, creating a pleasant link between the house and garden.

Upstairs there are three bedrooms, with the main bedroom benefiting from fitted wardrobes, a spacious second double bedroom and a well proportioned single bedroom. The shower room is finished to a modern standard and comprises a large shower cubicle, wash hand basin and toilet.

The rear garden is a fantastic entertaining space, featuring a patio seating area and lawn. A large summer house sits to the rear of the garden and benefits from power, making it ideal for use as a home office, gym or games room.

Overall, this is a well located and versatile detached home, tucked away in a quiet setting yet close to everything Acocks Green has to offer.

## Additional information

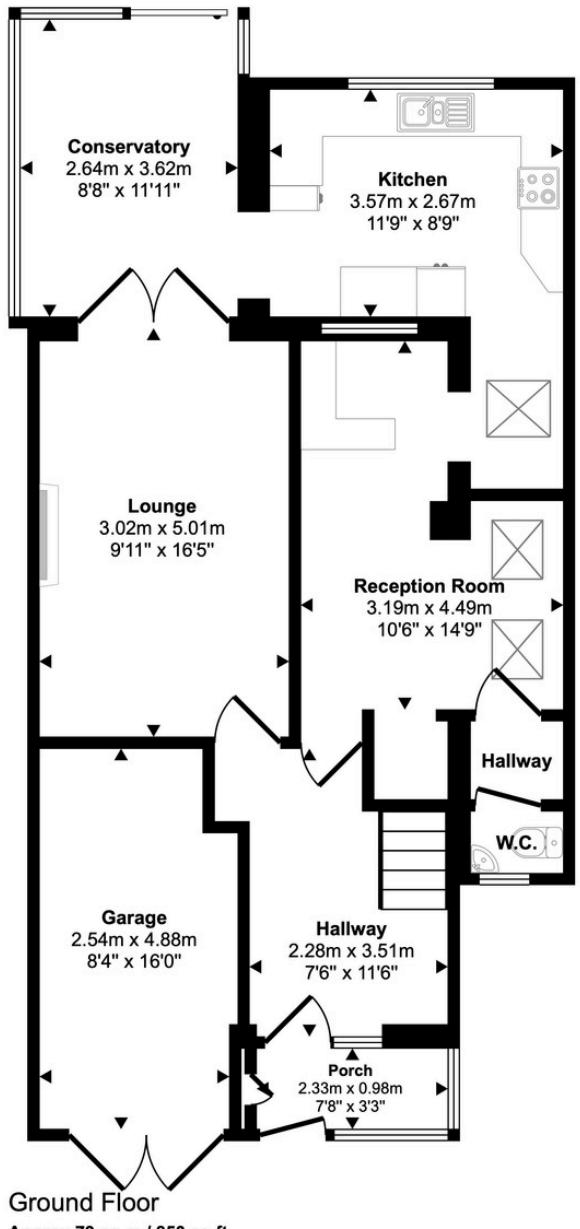
Tenure: Freehold

Sellers Onwards Position: Onwards purchase to be agreed

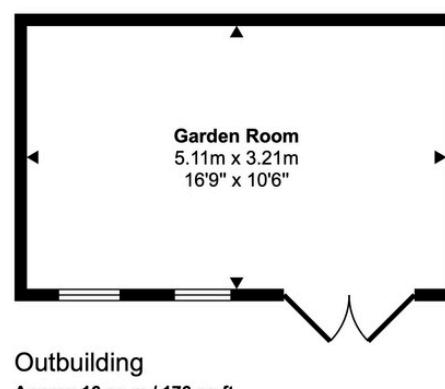
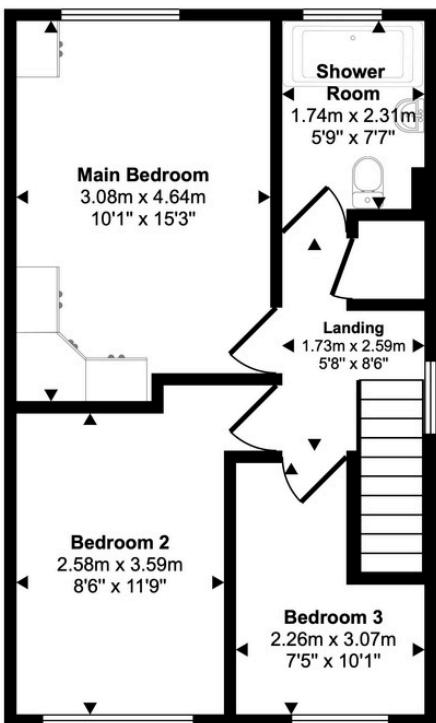
EPC Rating: D

Council Tax Band: D

Approx Gross Internal Area  
137 sq m / 1477 sq ft



First Floor  
Approx 42 sq m / 450 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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