

# CHRIS FOSTER & Daughter

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## 88 Avery Road, Sutton Coldfield, B73 6QF Guide Price £350,000

A detached 4 bedroom residence in need of general modernisation offering tremendous scope and potential to the discerning purchaser. The property occupies an excellent corner plot in this sought after residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Dining Area \* Kitchen \*  
4 Bedrooms \* Bathroom \* Side Garage \* Warm Air Central Heating \* PVCu Double Glazing \*  
No Upward Chain

Council Tax Band E  
Local Authority - Birmingham



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Company Number: 11253248





## 88 Avery Road, Sutton Coldfield



Reception Hall



Lounge



Lounge



Dining Area



Kitchen



## 88 Avery Road, Sutton Coldfield



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



## 88 Avery Road, Sutton Coldfield



Bathroom



Rear Garden



Front Elevation



Side Elevation

# 88 Avery Road, Sutton Coldfield

An internal inspection is essential for the discerning purchaser to begin to fully appreciate the full potential offered by this detached 4 bedroom residence that is in need of general modernisation. The property occupies an excellent corner plot in this sought after residential location within easy reach of local amenities.

Local amenities are close at hand, whilst the more comprehensive facilities offered by Sutton Coldfield town centre are within easy reach together with local transport services via rail or road to surrounding centres of commerce including Birmingham city centre.

A good selection of schools for children of all ages are nearby including New Oscott Primary School, Twickenham Primary School and The Streetly Academy with Bishop Vesey Grammar School for Boys and Sutton Girls Grammar School in Sutton Coldfield.

The accommodation that enjoys the benefit of warm air central heating and PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation.

## **RECEPTION HALL**

PVCu double glazed entrance door and window to front elevation, cloaks cupboard, two ceiling light points and storage cupboard off.

## **GUEST CLOAKROOM**

wc, pedestal wash hand basin, ceiling light point, tiled floor and extractor fan.

## **LOUNGE**

4.50m x 3.58m (14'9 x 11'9)

PVCu double glazed windows to front and side elevations, ceiling light point and being open plan to:

## **DINING AREA**

3.58m x 3.35m (11'9 x 11')

PVCu double glazed patio door leads to the rear garden and ceiling light point.

## **KITCHEN**

4.37m max x 2.36m (14'4 max x 7'9)

PVCu double glazed windows to rear and side elevations and door leading to side, fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer double sink having mixer tap over, space for appliances, ceiling light point and storage cupboard housing the warm air central heating boiler.

## **FIRST FLOOR LANDING**

two ceiling light points and loft access.

## **BEDROOM ONE**

3.51m x 3.20m (11'6 x 10'6)

PVCu double glazed windows to front and side elevations, ceiling light point and storage cupboard.

## **BEDROOM TWO**

3.30m x 3.20m (10'10 x 10'6)

PVCu double glazed windows to rear and side elevations, ceiling light point and storage cupboard.

# 88 Avery Road, Sutton Coldfield

## **BEDROOM THREE**

2.62m x 2.57m (8'7 x 8'5)

PVCu double glazed window to front elevation and ceiling light point.

## **BEDROOM FOUR**

2.62m x 2.39m (8'7 x 7'10)

PVCu double glazed window to rear elevation, ceiling light point and built in wardrobes.

## **BATHROOM**

two PVCu double glazed windows to side elevation, panelled bath with shower over, bidet, pedestal wash hand basin, wc and ceiling light point.

## **OUTSIDE**

### **SIDE GARAGE**

### **FORE/SIDE GARDEN**

driveway providing off road parking, trees and shrubs.

### **REAR GARDEN**

gated side access, paved patio, fencing, shed, shrubs, outside tap and security light.

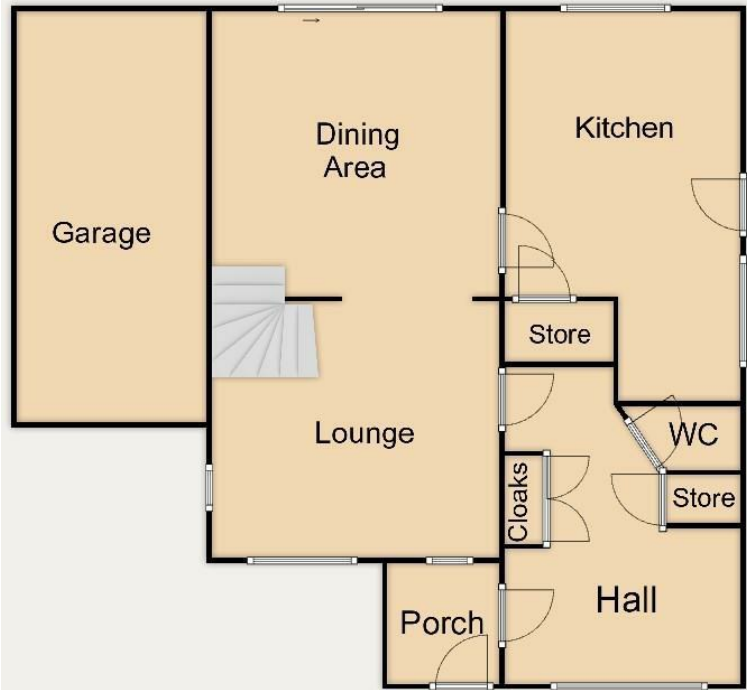
## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 88 Avery Road, Sutton Coldfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		