



Avery Road,  
Sutton Coldfield, B73 6QF

Offers Over £420,000

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This well appointed superbly located modern style detached property occupies a convenient and coveted location set within close proximity of New Oscott Primary School, Sutton Park, desirable local shops and superior transport links.

The accommodation is accessed via a secure enclosed porch leading to a welcoming hall with guest cloakroom off, further doors leading to a spacious dual aspect living room and a fitted kitchen.

To the first floor there are four bedrooms and a family bathroom with white suite.

Outside a driveway provides off road parking for vehicles and access to the oversized garage whilst a covered side passage leads to the beautiful garden and patio.

WELL, PRESENTED SUPERBLY LOCATED DETACHED HOME

FOUR BEDROOMS

GENEROUS LIVING ROOM

GUEST CLOAKROOM

CONTEMPORARY BATHROOM WITH WHITE SUITE

BEAUTIFUL GARDEN AND PATIO  
CLOSE PROXIMITY TO DESIRABLE SCHOOL

EXCELLENT LOCAL SHOPS AND PARKLAND

SUPERIOR LOCAL TRANSPORT LINKS

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID  
DISAPPOINTMENT





## Property Specification

WELL PRESENTED SUPERBLY LOCATED DETACHED HOME  
FOUR BEDROOMS  
GENEROUS LIVING ROOM  
GUEST CLOAKROOM  
CONTEMPORARY BATHROOM WITH WHITE SUITE

### Hall

Lounge/Dining Room 7.29m (23'11") x 3.61m (11'10")

Kitchen 3.53m (11'7") x 3.02m (9'11")

Covered Passage 15' 5" x 2' 10" (4.70m x 0.86m)

Garage 18' 0" x 7' 5" (5.48m x 2.26m)

### Landing

Bedroom 1 4.19m (13'9") max x 3.62m (11'11") plus

Bedroom 2 4.19m (13'9") x 2.09m (6'10")

Bedroom 3 3.00m (9'10") x 2.36m (7'9")

Bedroom 4 3.00m (9'10") x 2.09m (6'10")

### Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 24th August 2023

### Viewer's Note:

Services connected: Gas, Electric, Water & drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

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

## Map Location

