



Pilkington Avenue,  
Sutton Coldfield, B72 1LG

**£720,000**



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This superb, characterful detached property offers an exceptional opportunity for buyers, occupying a highly regarded and most convenient location with unrivalled views. The property on offer retains many original features and enjoys close proximity to many desirable schools, shops and amenities with the added bonus of having no onward chain. The stunning accommodation includes a fabulous, panelled entrance hall along with a lounge and dining room separated by wooden bi-fold doors, a family dining kitchen with Aga and ground floor WC. To the upper floors there are four double bedrooms and two bathrooms. An urgent viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

MAGNIFICENT CHARACTERFUL DETACHED PROPERTY

FOUR DOUBLE BEDROOMS

TWO BATHROOMS EACH WITH ROLL TOP BATH

HIGHLY REGARDED CONVENIENT AND SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO A NUMBER OF DESIRABLE SCHOOLS

GENEROUS LOUNGE AND DINING ROOM WITH WOODEN BI-FOLD PARTITION DOORS

EXCELLENT DINING KITCHEN WITH AGA

MATURE GARDEN WITH STUNNING VISTA

MANY ORIGINAL FEATURES AND NO ONWARD CHAIN

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT







## Property Specification

MAGNIFICENT CHARACTERFUL DETACHED PROPERTY  
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### Hall

Lounge 4.10m (13'5") x 3.58m (11'9")

Dining Room 4.22m (13'10") x 3.58m (11'9")

Dining Kitchen 6.14m (20'2") x 3.50m (11'6")

Pantry 1.12m (3'8") x 0.90m (2'11")

Garage 15' 11" x 8' 11" (4.85m x 2.72m) max

### Landing

Bedroom 1 4.22m (13'10") x 3.58m (11'9")

Bedroom 2 4.10m (13'5") x 3.58m (11'9")

### Bathroom

### Landing

Bedroom 3 4.08m (13'5") x 2.67m (8'9")

Bedroom 4 4.54m (14'11") x 2.41m (7'11")

Eaves Room 10' 0" x 6' 8" (3.05m x 2.03m)

Bathroom 8' 11" x 8' 10" (2.72m x 2.69m)

### 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: F  
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		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

## Map Location

