



Pilkington Avenue, Sutton Coldfield, B72 1LQ

£650,000

This superbly proportioned detached dormer bungalow occupies an enviable location on the outskirts of Sutton Coldfield town centre within close proximity of desirable local schools, shops and parks. The exceptional accommodation on offer is accessed via an enclosed porch and includes an exceptional hall with vaulted ceiling and storage with doors off to three ground floor bedrooms a generous living room, separate dining room, breakfast kitchen, utility room, guest cloakroom, ground floor bathroom. To the first floor there are two further well proportioned bedrooms and a shower room. Outside there are stunning front and rear gardens a garage and drive.

- **SUPERBLY PROPORTIONED DETACHED DORMER BUNGALOW**
- **FIVE BEDROOMS SET OVER TWO FLOORS**
- **GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM**
- **WELL PROPORTIONED LOUNGE AND SEPARATE DINING ROOM**
- **BREAKFAST KITCHEN WITH UTILITY ROOM OFF**
- **GROUND FLOOR GUEST CLOAKROOM**
- **STUNNING MATURE REAR GARDEN WITH PATIO AND SHEDS**
- **CLOSE PROXIMITY TO DESIRABLE SCHOOLS AND AMENITIES**

Tenure: We can confirm the property is **Freehold**.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Services Connected: Electric, Gas, Water, Drainage

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Hall

Cupboard

Bedroom 3 4.22m (13'10") x 3.33m (10'11")

Bedroom 4 3.33m (10'11") x 3.02m (9'11")

Bedroom 5 3.33m (10'11") x 2.60m (8'6")

Store

Lounge 5.31m (17'5") x 3.60m (11'10")

Bathroom

Dining Room 4.35m (14'3") max x 3.02m (9'11")

Breakfast Kitchen 4.14m (13'7") x 3.50m (11'6")

Utility Room 3.17m (10'5") x 1.64m (5'4")

WC

Landing

Bedroom 1 4.70m (15'5") x 3.96m (13')

Bedroom 2 4.86m (15'11") x 3.87m (12'8")

Shower Room

Garage





Floor Plan

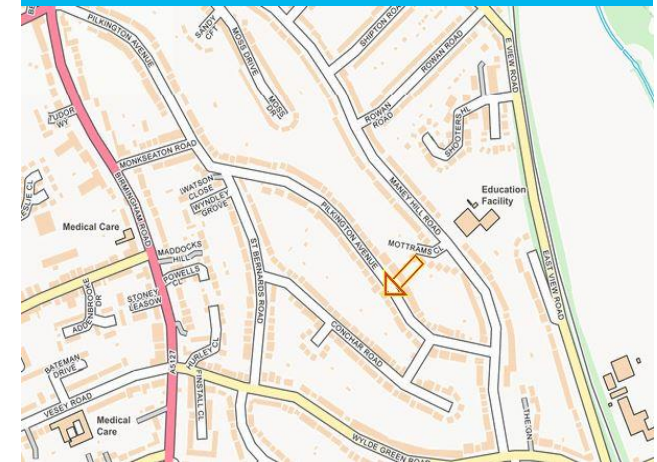
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
93+	A		
81-92	B		
69-80	C	83 C	83 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 9th February 2024