



Avery Road,  
Sutton Coldfield, B73 6QD

**£495,000**

# Sutton Coldfield

£495,000



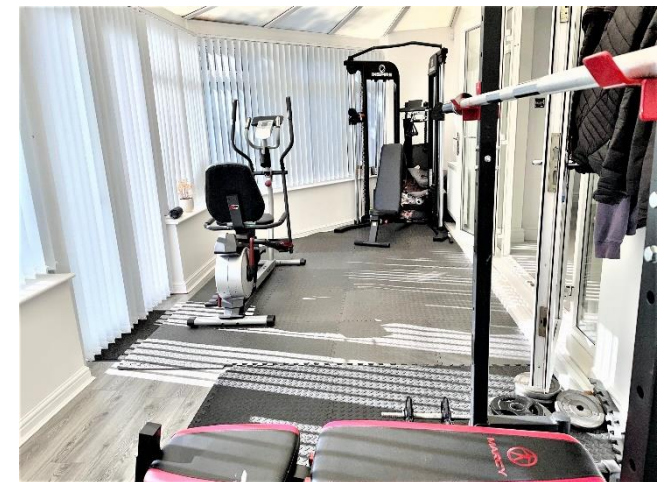
This stunningly presented contemporary executive home has recently been improved throughout to the highest standard.

Ideally situated for a wealth of local amenities including local shops, a desirable primary school, parkland and transport links it poses a desirable proposition for purchasers.

The accommodation on offer briefly comprises a fabulous porch and hallway with a contemporary family dining kitchen having a skylight window, central island and fitted appliances, a guest cloakroom, garden room and lounge.

To the first floor there are four bedrooms and a fabulous modern shower room whilst a generous block paved driveway provides garage access and off-road parking with a secure side gate leading to the enclosed rear garden with decked patio.

- STUNNINGLY PRESENTED EXTENDED DETACHED EXECUTIVE PROPERTY
- FOUR BEDROOMS
- SUPERB FAMILY DINING KITCHEN WITH ROOF LIGHT
- GENEROUS LIVING ROOM
- GUEST CLOAKROOM
- FULL WIDTH CONSERVATORY GARDEN ROOM
- STYLISH CONTEMPORARY SHOWER ROOM
- CLOSE PROXIMITY TO SOUGHT AFTER SCHOOL, SHOPS AND PARKS
- EXCELLENT LOCAL TRANSPORT NETWORK





## Property Specification

STUNNINGLY PRESENTED EXTENDED DETACHED  
EXECUTIVE PROPERTY

The property briefly comprises:

Lounge 5.49m (18') x 3.06m (10'1")

Family Dining Kitchen 7.42m (24'4") x 4.20m (13'9") max

WC 1.09m (3'7") x 0.81m (2'8")

Conservatory/Garden Room 7.46m (24'6") x 2.59m (8'6")

Bedroom 3.28m (10'9") x 2.66m (8'9")

Bedroom 2.69m (8'10") x 2.49m (8'2")

Bedroom 4.10m (13'5") x 2.66m (8'9")

Bedroom 3.17m (10'5") x 2.69m (8'10")

Shower Room 2.44m (8'0") x 1.65m (5'5")

Garage 5.36m (17'7") x 2.21m (7'3")

### 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: 28th September 2022

### Viewer's Note:

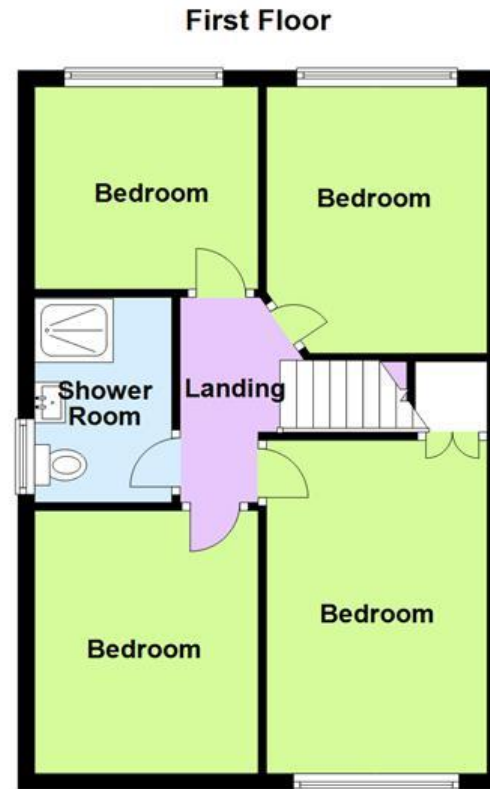
Services connected: Mains electricity, gas, water & drainage

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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

