



Avery Road,
Sutton Coldfield, B73 6QD

Offers in the Region Of £537,500

- **SUPERBLY EXTENDED DETACHED HOME**
- **WELL PRESENTED WITH CONTEMPORARY DÉCOR**
 - **FIVE BEDROOMS**
- **FAMILY BATHROOM AND ENSUITE AND GROUND FLOOR SHOWER ROOM**
 - **GENEROUS LOUNGE AND SEPARATE DINING ROOM**
 - **BREAKFAST KITCHEN**
 - **BEAUTIFULLY PRESENTED GARDEN**

This superbly extended beautifully presented five bedroom detached property occupies a coveted and convenient location set within close proximity of a desirable local primary school, Princess Alice retail park, Sutton Park and excellent local transport links. The accommodation itself includes a most generous hall, extended lounge, separate dining room, breakfast kitchen and ground floor shower room with a family bathroom and en-suite shower room to the first floor. Outside a driveway provides off road parking with gated side access to the immaculate private rear garden and patio. An early viewing is essential in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water and Mains Drainage.

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

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Lounge 7.38m (24'3") x 2.51m (8'3") max

Dining Room 4.82m (15'10") x 3.53m (11'7")

Breakfast Kitchen 9.43m (30'11") x 2.18m (7'2")

Shower Room

Landing

**Bedroom 1 3.55m (11'8") x 3.17m (10'5") plus 0.24m (0'9")
x 0.24m (0'9")**

En-suite Shower Room

Bedroom 2 3.56m (11'8") x 3.17m (10'5")

Bedroom 3 3.17m (10'5") x 3.17m (10'5")

Bedroom 4 2.64m (8'8") x 2.57m (8'5")

Bedroom 5 2.59m (8'6") x 2.32m (7'7")

Bathroom





Floor Plan

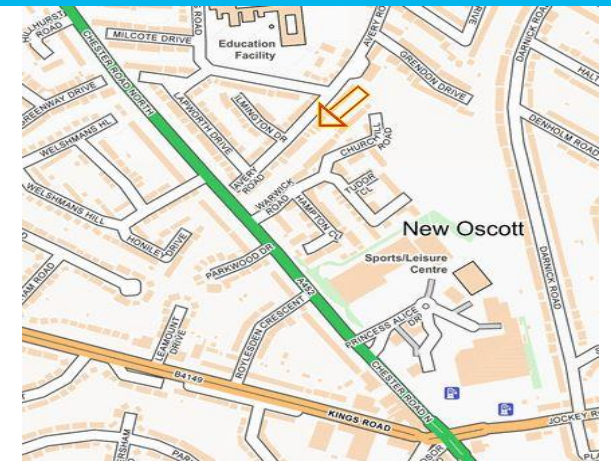
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91		Awaiting EPC	
69-80			B
55-68			
39-54			
21-38			
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: 24th April 2024