



Kempson Avenue, Sutton Coldfield  
West Midlands, B72 1HQ

Offers in Excess of £775,000

- **SUPERBLY EXTENDED FAMILY HOME WITH UNRIVALLED VIEWS ONTO WALMLEY GOLF COURSE**
  - **FOUR WELL PROPORTIONED BEDROOMS**
- **EXCELLENT LOUNGE WITH PANORAMIC VIEWS OVER MATURE GARDEN AND BEYOND**
  - **DINING ROOM WITH PARTITION DOORS**
  - **MOST WELCOMING HALL WITH GUEST CLOAKROOM OFF**
  - **GENEROUS BREAKFAST KITCHEN AND SEPARATE UTILITY ROOM**
  - **SEPARATE BATHROOMS EACH WITH BATH AND SHOWER CUBICLE**
    - **DOUBLE GARAGE AND DRIVEWAY**
- **CLOSE PROXIMITY TO SOUGHT AFTER SCHOOLS, PARK AND AMENITIES**

This superbly extended four bed home occupies an enviable and much coveted cul-de-sac location enjoying unrivalled panoramic views onto the third green of Walmley Golf Course and beyond. Accessed via a secure porch a generous and welcoming hall has doors leading off to a guest cloakroom, generous lounge with partition doors to a light and airy dining room and a breakfast kitchen with separate utility room. To the first floor the four well proportioned bedrooms are complimented by two bathrooms, each having a a shower cubicle and bath. Outside a driveway provides access to the double garage whilst a secure side gate leads to the excellent mature 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 G payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

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

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







**Porch**

**Hall**

**Lounge 6.30m (20'8") x 4.35m (14'3")**

**Dining Room 4.35m (14'3") x 2.64m (8'8")**

**Breakfast Kitchen 6.40m (21') x 3.65m (12') max**

**Utility Room 2.46m (8'1") x 1.66m (5'5")**

**WC**

**Landing**

**Bedroom 1 4.26m (14') x 4.10m (13'6")**

**Bedroom 2 4.58m (15') x 3.66m (12')**

**Bedroom 3 4.10m (13'6") x 3.54m (11'7")**

**Bedroom 4 3.35m (11') x 2.38m (7'10")**

**Bathroom**

**Bathroom**

**Double Garage**







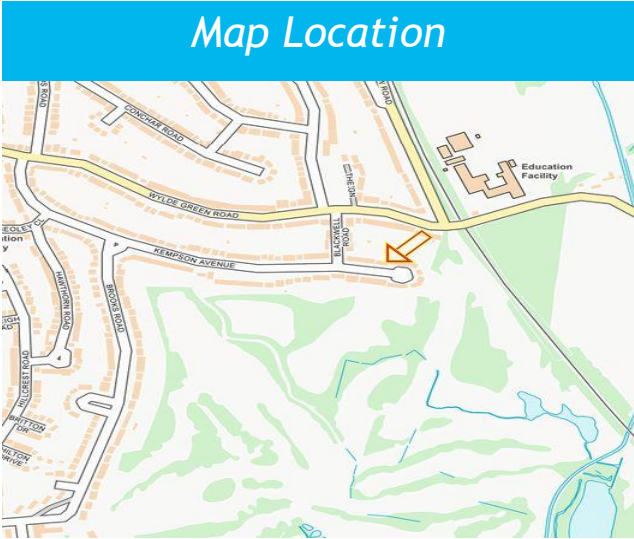


# Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	EPC TO FOLLOW NEW INSTRUCTION		
81-91			
69-80			
55-68			
39-54			
21-38			
1-20			









### ***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: 4th July 2024