



Melrose Avenue,
Sutton Coldfield, B73 6NS

Offers in the Region Of £640,000

This superbly presented detached property occupies an enviable and convenient location on this much sought after road enjoying close proximity to desirable shops, schools, park and transport links. The excellent accommodation on offer is accessed via an enclosed porch leading to a welcoming hall with cloak cupboard with doors off to separate reception rooms, a breakfast kitchen with utility and guest cloakroom off and a fabulous full width garden room. To the first floor there are three double bedrooms a contemporary family bathroom with separate bath and shower cubicle along with an en-suite shower room and walk in wardrobe. Outside a driveway provides off road parking for multiple vehicles whilst to the rear of the property there is a stunning garden and patio.

- **SUPERBLY PRESENTED DETACHED PROPERTY**
 - **THREE DOUBLE BEDROOMS**
- **CONTEMPORARY FAMILY BATHROOM AND SEPARATE EN-SUITE SHOWER**
 - **SUMPTUOUS LOUNGE AND SEPARATE DINING ROOM**
 - **BREAKFAST KITCHEN WITH UTILITY AND GUEST WC OFF**
 - **FABULOUS FULL WIDTH GARDEN ROOM**
 - **EXCELLENT MATURE GARDEN AND PATIO**
 - **HIGHLY REGARDED DESIRABLE LOCATION**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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



Porch

Hall

Store

Dining Room 5.29m (17'4") x 3.43m (11'3")

Lounge 4.73m (15'6") x 3.97m (13')

Breakfast Kitchen 4.32m (14'2") x 3.68m (12'1")

Garden Room

Utility Room 2.46m (8'1") x 2.00m (6'7")

WC

Store

Landing

Bedroom 1 5.41m (17'9") x 3.43m (11'3")

Bedroom 2 4.32m (14'2") x 2.55m (8'4")

En-suite

Bedroom 3 4.73m (15'6") x 3.33m (10'11")

Walk in Wardrobe

Bathroom





Floor Plan

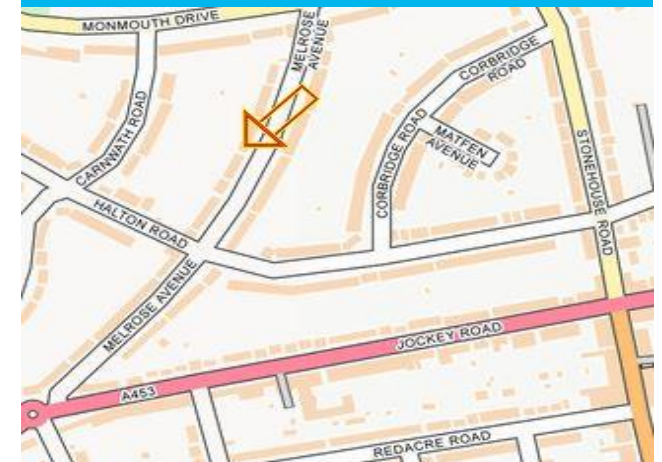
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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: 10th January 2024