



Weaver Avenue,
Sutton Coldfield, B76 2BG

Offers in Excess of £550,000

Sutton Coldfield

Offers in Excess of £550,000



An exceptional detached family home that is beautifully presented in the highest order throughout and is situated in a prime location within the Royal Borough of Sutton Coldfield.

Internal inspection reveals inviting reception hall, guest cloakroom, elegant lounge, formal dining room, conservatory and an impressive kitchen/breakfast room with an array of contemporary fitted units and premium appliances along with a separate utility room.

Stairs lead from the reception hall to the first floor landing which reveals a superb master bedroom suite which is enhanced by fitted wardrobes and a contemporary en-suite along with three further double bedrooms and a principal family bathroom.

Charming south facing garden to the rear of the property with paved patio area which provides a tranquil space for alfresco entertaining. To the fore the driveway and double garage provides ample off-road parking.

Varied shops and amenities are available nearby along with excellent schools for all ages and transport links including access to the Midlands motorway networks and public transport services. Internal viewing is highly encouraged to fully appreciate the luxurious and spacious living accommodation available.





Property Specification

BEAUTIFUL DETACHED FAMILY HOME
FABULOUS LOCAL SCHOOLS
FOUR DOUBLE BEDROOMS, MASTER WITH EN-SUITE
STUNNING OPEN PLAN KITCHEN/DINING ROOM WITH
SEPARATE UTILITY
CONSERVATORY

Lounge 18' 10" x 13' 2" (5.74m x 4.01m)

Dining Room 13' 2" x 9' 1" (4.01m x 2.77m)

Study/Office 10' 5" x 8' 7" (3.17m x 2.61m)

Guest Cloakroom 5' 9" x 4' 0" (1.75m x 1.22m)

Kitchen/Breakfast Room 19' 11" x 11' 1" (6.07m x 3.38m)

Utility 7' 5" x 6' 3" (2.26m x 1.90m)

Conservatory 12' 7" x 11' 9" (3.83m x 3.58m)

Master Bedroom 14' 1" x 13' 1" (4.29m x 3.98m)

En-suite 6' 11" x 4' 11" (2.11m x 1.50m)

Bedroom 2 13' 11" x 9' 5" (4.24m x 2.87m)

Bedroom 3 14' 2" x 8' 11" (4.31m x 2.72m)

Bedroom 4 11' 6" x 8' 11" (3.50m x 2.72m)

Bathroom 7' 5" x 6' 3" (2.26m x 1.90m)

Double Garage 17' 7" x 16' 4" (5.36m x 4.97m)



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 August 2024

Viewer's Note:

Services connected: Electricity, gas, water & drainage

Council tax band: G

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

