

ACRES
Collection



39 Pilkington Avenue, Sutton Coldfield, B72 1LA

PRICE GUIDE - £850,000

Nestled on the prestigious Pilkington Avenue in Sutton Coldfield, this executive styled detached residence is a true gem waiting to be discovered.

The property is accessed via welcoming entrance hall and further offers a guests cloakroom leading to two reception rooms, sitting room with inglenook fireplace and lounge with doors out to the garden. To the rear you are greeted by a beautifully extended living kitchen that seamlessly combines dining, family, and kitchen areas. Perfect for hosting gatherings or simply enjoying everyday family life, this space is the heart of the home. plus a separate utility room.

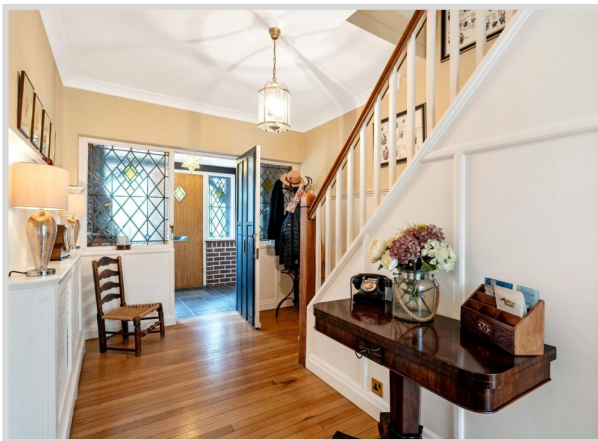
The first floor offers four excellent bedrooms (master with en-suite) and a luxury family bathroom. Outside, the rear garden is a sight to behold - incredibly beautiful and offering a tranquil escape from the hustle and bustle of daily life. Additionally, the fore garden has an in and out driveway providing convenient parking for multiple vehicles and access to garage front. Don't miss the opportunity to make this stunning property your own and experience the luxurious lifestyle it has to offer.

Access is via: A generous fore garden with in and out driveway, planted quadrant and borders, brick blocked for multiple parking and access to garden

OPEN PORCH With tiled floor, timber stained glass door with leaded light windows to either side and further leaded light window to side, tiled floor, door into garage, timber and glazed reception door with stained glass leaded light windows to either side into:

HALLWAY A superb large and welcoming entrance hall with newel and balustrade staircase to first floor, panelling to part walls, coving to ceiling, radiator with decorative cover, oak floor, door into living kitchen, lounge, dining room and

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin set into a vanity unit, panelling to dado height, timber floor and extractor fan





SITTING ROOM 16'6" max into bay 13'0" min x 15'3" min into inglenook A lovely traditional styled reception room with double glazed leaded light bay window to front, decorative coving, radiator, inglenook fire place with tiled hearth and living flame effect fire.

FAMILY LOUNGE 16'6" max into bay 12'11" min x 13'0" Beautifully presented with modern tones, double glazed bay to rear including double opening doors out to the garden, coving to ceiling, radiator, Minster styled fire surround with fitted living flame effect fire.

LIVING KITCHEN 22'10" x 18'9" max 18'3" min

This is a wonderful open plan room offering modern styled living and incredible views across the garden. It has family and dining areas plus a fitted kitchen having underfloor heating to the family and dining area.

FAMILY AREA With double glazed Georgian style windows to rear and side, offering glorious views over the garden, lantern styled glazed roof line with spotlights to ceiling, under floor heating

DINING AREA With dresser styled unit with concealed lighting, coving and spotlights to ceiling, opening into a wonderful fitted kitchen.

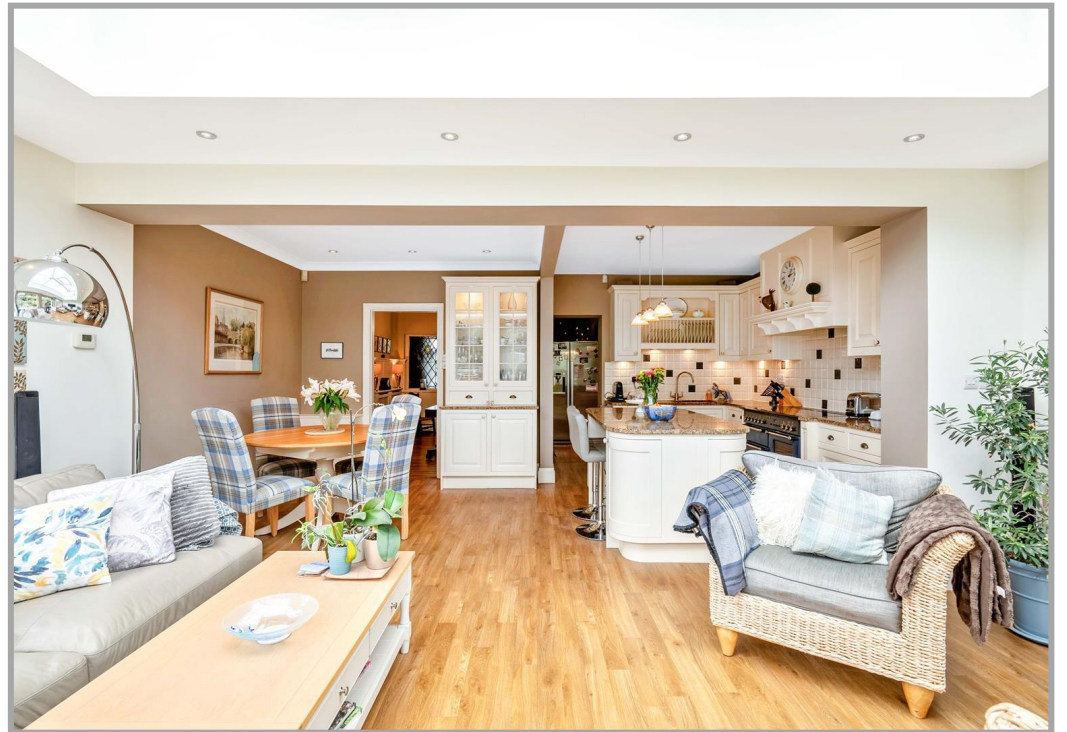
FITTED KITCHEN Comprehensively fitted with a range of soft close units to include, drawer, base and eye level cupboards, open display and plate rack, under gallery lighting, stainless steel one and half bowl sink with etched drainer, integrated dishwasher, fitted range style cooker with extractor fan over, granite work surface, tiling to splash back, island with storage below, integrated recycling bin, and breakfast bar to one side, access into

UTILITY Having a range of wall and base units with work surface and tiling to splash back, stainless steel one and half bowl sink and drainer, space and plumbing for washing machine, space for dryer, space for American style fridge/freezer, spotlights to ceiling, wall mounted gas central heating boiler, timber effect floor,

GARAGE 9'3" x 13'5" (please check the suitability of this garage for your own vehicle) Double opening doors to front, door to side, light and power



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





FIRST FLOOR LANDING A wonderful first floor landing with coving to ceiling, access to loft space and doors into:

MASTER BEDROOM SUITE 13'0" x 13'0" A large double bedroom with double glazed window to rear, offering superb views across the garden, radiator, coving to ceiling, picture rail and door into

EN-SUITE 6'7" x 6'18" Having self contained shower cubicle with fitted shower, wash hand basin sitting on a vanity unit, close coupled WC, double glazed patterned window to rear, two chrome ladder style radiator/towel rails, elegant tiling to walls and floor, spotlights to ceiling

BEDROOM TWO 16'8" max into bay 13'0" min x 13'0" Double glazed leaded light bay window to front, picture rail, radiator, and large wardrobe to one side

BEDROOM THREE 19'0" X 8'10" A third double bedroom with double glazed leaded light window and further double glazed leaded light window, radiator and large wardrobe to be included

BEDROOM FOUR 11'7" x 6'5" Double glazed window to rear, picture rail and radiator

BATHROOM A luxury fitted bathroom with a white suite comprising of panelled bath with telephone shower attachment, pedestal wash hand basin, close coupled WC, wet and dry shower cubicle with overhead shower and rinser aid, feature tiling to shower area, panelling to dado height, spotlights too ceiling, ladder style radiator/towel rail, double glazed patterned window to side, timber floor

REAR GARDEN This is a spectacular picture book garden that is beautifully matured throughout with shaped patio to fore, steps and cascading flower beds leading to the main lawn with beautifully planted borders, seating/alfresco area, octagonal summer house and steps to far rear leading to a second lawned area again surrounded by mature trees and shrubs and large garden shed.



Council Tax Band: G



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

