

ACRES

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- Three generous double bedrooms
- Substantial white bathroom
- Extended lounge with feature fireplace
- Separate dining room
- Extended fitted breakfast kitchen
- Utility room
- Guest cloak room/ wc
- Garage
- Generous mature rear garden



**PILKINGTON AVENUE, SUTTON COLDFIELD, B72 1LH - OFFERS AROUND
£525,000**

This spacious, freehold, extended, detached family home is set in a prime central location close to well-regarded schooling as well as being centrally located for local shops and other facilities such as Sutton Coldfield town centre and Walmley village. Complimented by gas central heating and pvc double glazing (both where specified) To fully appreciate the property on offer, its true proportions and further potential we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hall, guest cloak room wc, extended spacious lounge, dining room, enlarged fitted breakfast kitchen with appliances, utility room. To the first floor there three double bedrooms together with a family bathroom provided with white suite. The property has a single car garage and a mature substantial rear garden. Council tax band E
Set back from the road way behind a tarmac driveway flanked by shrubs and bushes a part obscure double-glazed door opens to

ENCLOSED PORCH: Pvc double glazed window to front and side, obscure double-glazed door to

RECEPTION HALL: Pvc double glazed obscure window to front, radiator

GUEST CLOAK ROOM/WC: Pvc double glazed obscure window to rear, white low flushing wc, wall hung wash hand basin

SPACIOUS LOUNGE 19'03" x 12'05" max 11'04" min: Pvc double glazed patio doors to rear, coal effect living flame gas fire set on a hearth having matching feature surround, two radiators

DINING ROOM 14'02" x 11'04": Pvc double glazed window to front, double radiator

BREAKFAST KITCHEN 15'06" x 9'09": Pvc double glazed window to rear, single drain and sink unit having base unit underneath, a further range of fitted units to both base and wall level including drawers, integrated fridge and freezer, rolled edge worksurfaces having tiled splashback, three space peninsular breakfast bar, double radiator

LAUNDRY ROOM 8'06" X 4'00": Pvc double glazed obscure window to side with pvc door out, plumbing for washing machine

RETURN STAIRS TO LANDING: Pvc double glazed window to side

BEDROOM ONE 14'03" X 11'04" max 9'06" min: Pvc double glazed window to front, radiator, two double fitted wardrobes, dressing table

BEDROOM TWO 14'06" x 11'09": Pvc double glazed window to front and side, double fitted wardrobes with storage cupboard over, radiator

BEDROOM THREE 11'09" X 11'05" 9'08" min: Pvc double glazed window to rear, radiator, two double fitted wardrobes having three double storage cupboards over

BATHROOM: Two pvc double glazed obscure windows to rear, matching white suite comprising bath, vanity wash hand basin with base units beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screen, tiling to walls and floor, ladder style radiator

SINGLE CAR GARAGE: Up and over door (please check the suitability for your own vehicle)

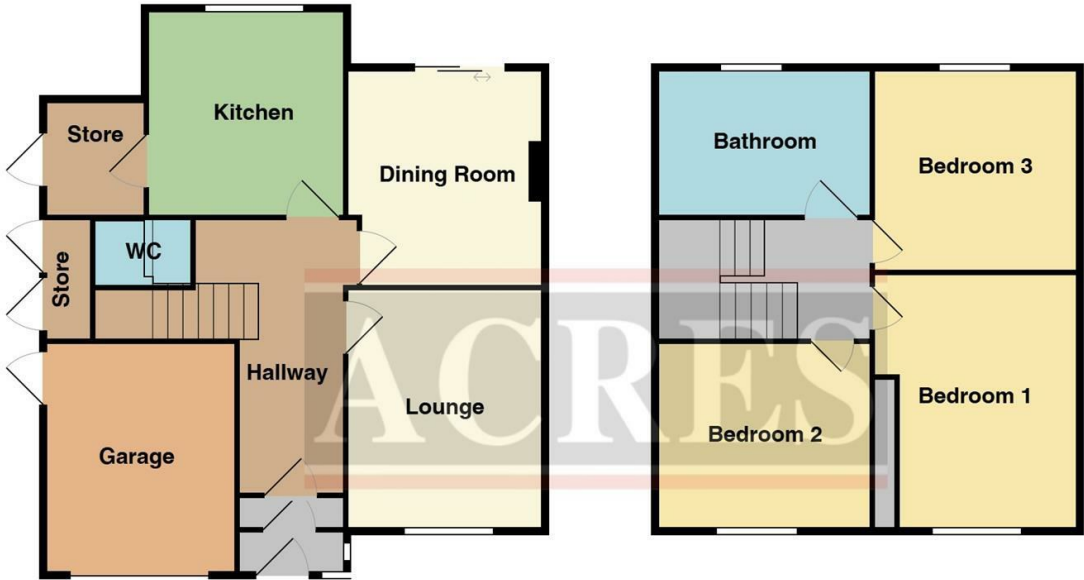
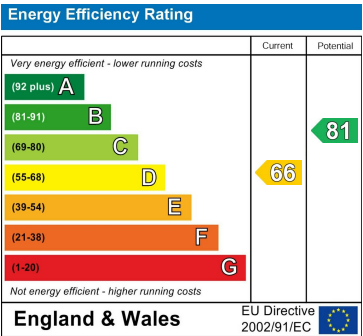
OUTSIDE: Patio area to a generous lawned rear garden flanked by borders having mature shrub's and bushes



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)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101



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

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, equipment, fixture, 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.