

FOR SALE



Pilkington Avenue, Sutton Coldfield, B72 1LD

4 Bedrooms, Bathroom & Shower Room, FAMILY DETACHED PROPERTY

Offers In Excess Of £650,000

MARTIN & CO



Pilkington Avenue, Sutton

Coldfield, B72 1LD

4 Bedrooms, Bathroom & Shower Room

Offers In Excess Of £650,000

- FAMILY DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FITTED BREAKFAST KITCHEN
- UTILITY

Martin & Co are pleased to offer this stunning family detached property nestled in one of Sutton Coldfield's most desirable residential areas, this beautifully presented detached home offers a perfect blend of modern living and charm. The property boasts generous living space with two good sized reception rooms, fitted breakfast kitchen and excellent four bedrooms that are accompanied by a shower room with jack and jill doors and a lovely family bathroom.

A lovely feature of this property is the mature garden ideal for the family to enjoy.

To the front is a good sized driveway that leads to the garage.

There are excellent schools nearby, shops at Beeches Walk, Boldmere High Street and Gracechurch Shopping Centre all nearby. There are very good transport links and not far from Sutton Park.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED





PORCH

HALLWAY

LOUNGE 16' 8" x 14' 6" (5.08m x 4.42m)

DINING ROOM 17' 0" x 12' 4" (5.18m x 3.76m)

FITTED BREAKFAST KITCHEN 15' 1" x 11' 4" (4.6m x 3.45m)

UTILITY 8' 9" x 3' 1" (2.67m x 0.94m)

GARAGE 15' 6" x 8' 10" (4.72m x 2.69m)

GUEST W.C.

SIDE ENTRY

LANDING

BEDROOM ONE 17' 1" x 12' 3" (5.21m x 3.73m)

BEDROOM TWO 17' 6" x 12' 2" (5.33m x 3.71m)

BEDROOM THREE 11' 4" x 8' 11" (3.45m x 2.72m)

BEDROOM FOUR / STUDY 9' 10" x 9' 7" (3m x 2.92m)

SHOWER ROOM 8' 9" x 5' 2" (2.67m x 1.57m)

BATHROOM 13' 5" x 6' 6" (4.09m x 1.98m)

REAR GARDEN

OFF ROAD PARKING

NO UPWRD CHAIN



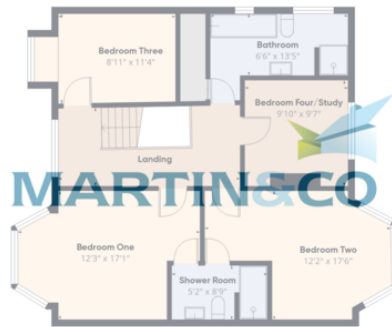


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area[®]
1852 ft²

Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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