



78 Pilkington Avenue, Sutton Coldfield

- Seven Bedroom Detached Bungalow
 - Three Bathrooms
- Principal Bedroom With En-Suite
 - Ample Driveway
 - Sought After Location
- Three Reception Rooms
- Fitted Kitchen/ Breakfast Room
- Southerly Aspect Rear Garden
 - Council Tax Band F
 - Viewing Essential

£750,000

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HERE TO GET *you* THERE

Hunters are pleased to market this deceptively spacious, freehold, seven bedroom, three reception, three bathroom detached family bungalow which simply must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation briefly comprises; fully enclosed porch, reception hall, spacious lounge, dining room, study/ possible bedroom, third reception room, kitchen having a range of wall and base units with integrated appliances and feature island, separate utility room, two double ground floor bedrooms, bedroom one having walk-in wardrobe and en-suite.

The first floor boasts four further double bedrooms with a family bathroom.

The large southerly aspect rear garden is fully enclosed, mostly lawn with a paved patio ideal for entertaining. There is a covered side entrance which runs from the front to the rear of the property which access the utility, kitchen and tandem garage.


The front of the property provides a in-and-out driveway for numerous vehicles and access to tandem garage via electric roller door.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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