



127 Pilkington Avenue, Sutton Coldfield

- Outstanding extended family detached
- 4 double bedrooms
- Luxury bathroom and shower
- Good-sized mature secluded garden
- Much sought after location
- Magnificent kitchen/family room
- Utility & guest cloaks
- Stunning living room
- Council Tax Band F

Asking Price £715,000



This truly fabulous extended and considerably improved traditional detached family residence occupies an enviable location, close to Sutton's amenities and great local schools.

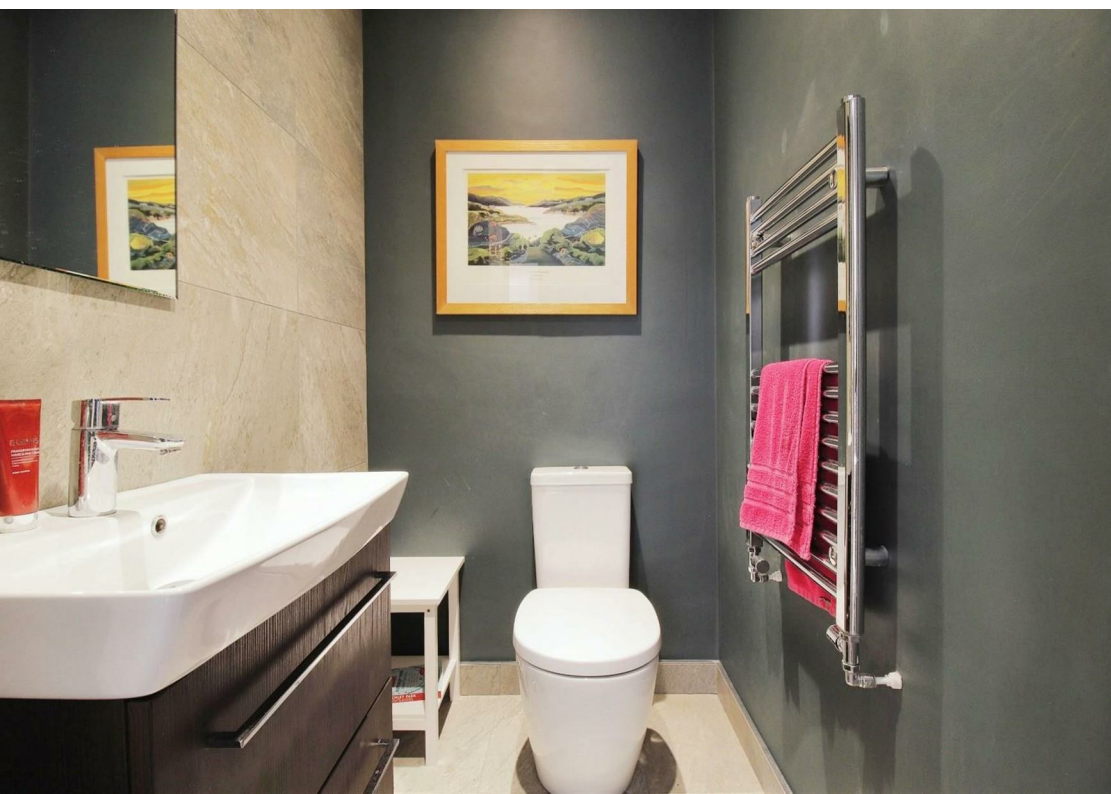
Extended, refitted and refurbished in 2015, the gas centrally heated and double glazed accommodation which simply must be seen, briefly comprises; porch entrance, impressive reception hall with Kardean floor, beautiful through living room with feature fireplace opening to a magnificent extended kitchen/breakfast/family room, with Silestone worktop central island and five ring hob, three ovens incorporating steam, microwave and conventional, breakfast bar and underfloor heating.

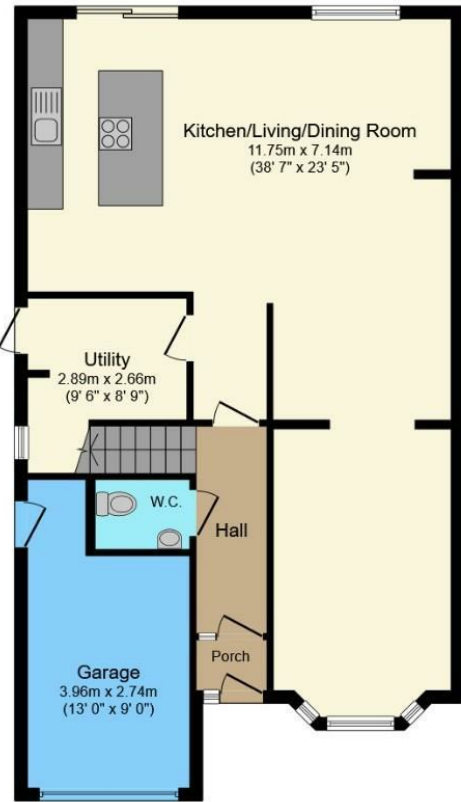
Separate good-sized utility room with sink and quartz surfaces.

Three double first floor bedrooms, bedroom four with walk-in cupboard and en-suite potential, luxury family bathroom/WC with separate shower and useful separate WC. Stairs to second floor double bedroom one with store cupboard and under-eve storage.

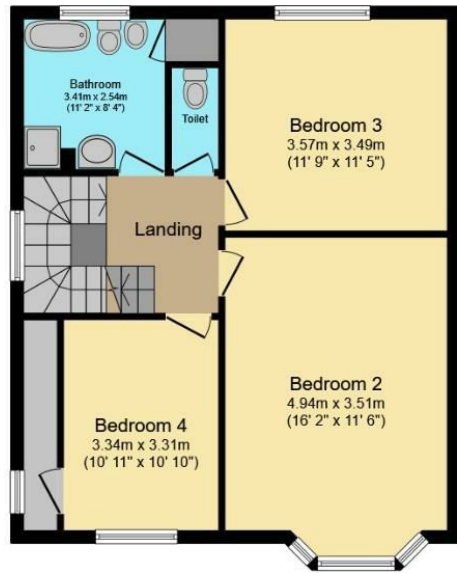
Outside; garage having Worcester gas central heating boiler, fore garden with driveway providing ample off-road parking and great sized landscaped mature, secluded garden which forms a special feature.



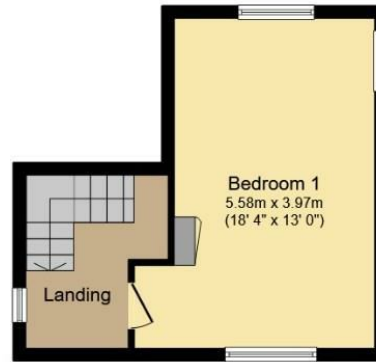




Ground Floor



First Floor



Second Floor

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			
		64	74
England & Wales		EU Directive 2002/91/EC	

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.

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Total floor area 174.3 m² (1,876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

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