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Pilkington Avenue, Sutton Coldfield

£595,000



This exceptionally well arranged and very spacious, traditional, freehold 1950's family detached property over two storey's offers extremely flexible accommodation ideal for extended families and annexe potential.

Very conveniently located for Sutton Coldfield's amenities and situated in the heart of this highly desirable road, the gas centrally heated and double glazed accommodation simply must be viewed to be fully appreciated and briefly comprises; enclosed porch, spacious reception hall with useful under stairs study, attractive living room with bi-fold doors to rear garden, fitted kitchen with oven and hob, separate utility room, three excellent ground floor double bedrooms, bedroom one with shower room en-suite, family bathroom with double shower, two first floor double bedrooms with under eaves storage and shared W.C cloaks.

Converted garage currently used as a games room and storage, large block paved driveway with conifer screening and electrical charging point, lovely mature good sized private rear garden with garden rooms having electricity, wi-fi and insulation, patio, lawn, conifer screening, raised beds, side covered seating area and gated Trades access.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information.



KEY FEATURES

- Spacious Detached Family Home
 - Five Double Bedrooms
- Bathroom Guest Cloaks and En-Suite
 - Lovely Private Gardens
- Much Sought After Location
- Spacious Kitchen and Separate Utility
 - Attractive Living Room
 - Games Room
- Insulated Summer House









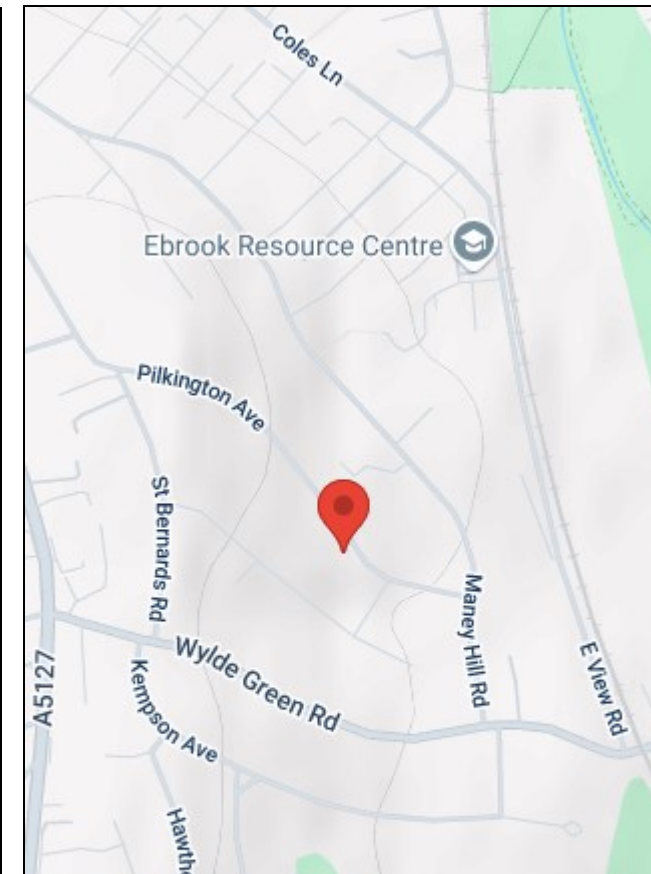








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	73	80	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		



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