3 Preston Avenue, Sutton Coldfield, B76 1HS

£625,000

Property Images
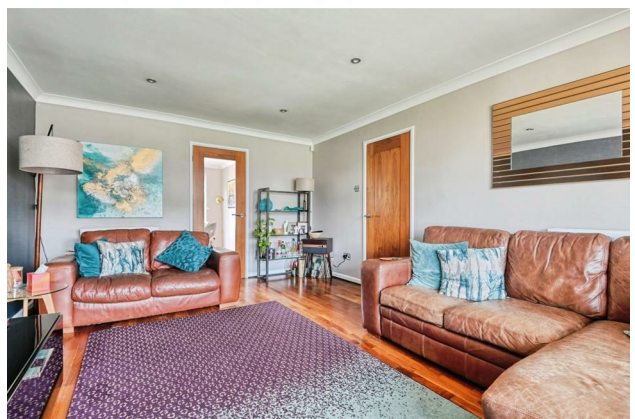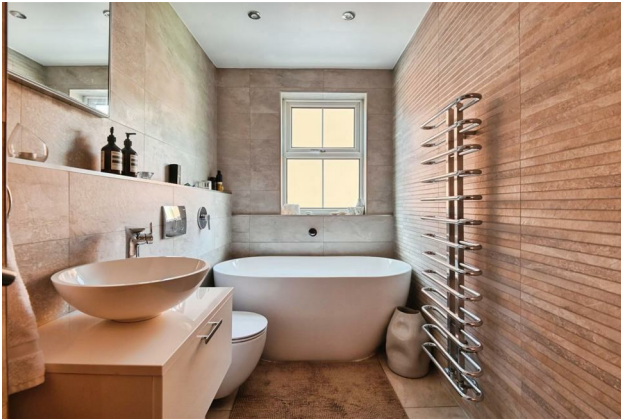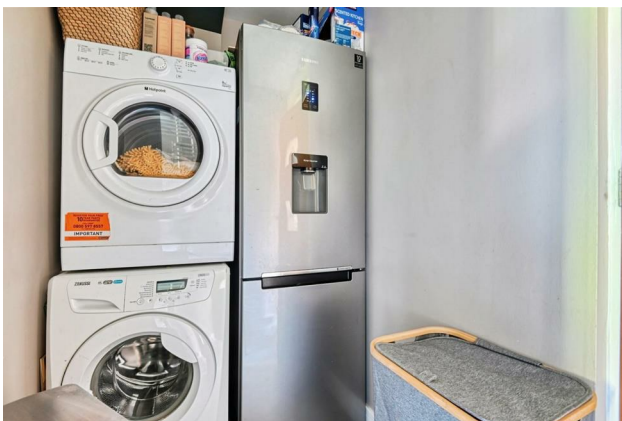
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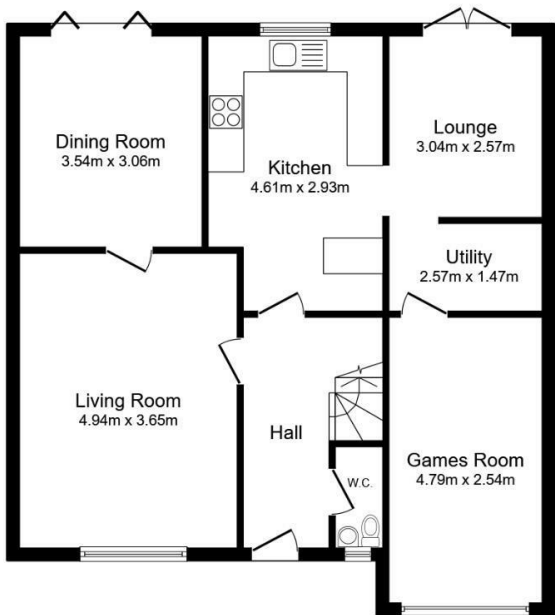
Ground Floor
Floor area 77.5 sq.m.

Dining Room
3.54m x 3.06m

Kitchen
4.61m x 2.93m

Lounge
3.04m x 2.57m

Utility
2.57m x 1.47m

Living Room
4.94m x 3.65m

Hall

W.C.

Games Room
4.79m x 2.54m

First Floor
Floor area 77.5 sq.m.

Bedroom 2
3.93m x 3.04m

Bedroom 4
3.04m x 2.13m

Bedroom 5
4.36m x 2.57m

Bathroom
3.07m x 1.66m

Landing

En-suite
3.06m x 1.13m

En-suite
1.63m x 1.40m

Bedroom 1
3.92m x 3.15m

Study
3.15m x 2.12m

Bedroom 3
3.28m x 2.53m

Total floor area: 155.0 sq.m.

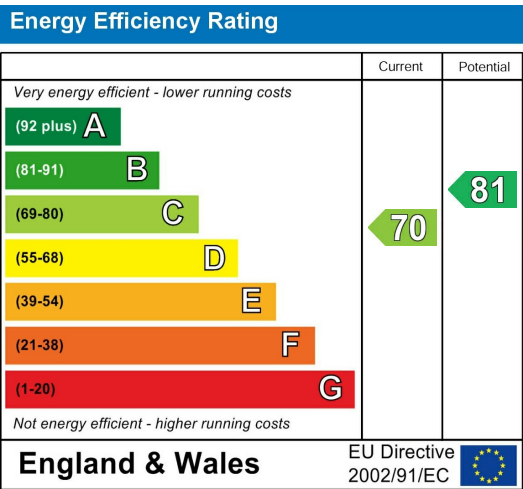This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Map

FALCON LODGE

THE PARADE

Reddicap Heath Rd

B4148

Springfield Rd

RIFFOLD

Fox Hollies Rd

A5127

WYLDE GREEN Rd

THIMBLE END

B4148

Google

Map data ©2025 Google

Summary

Beautifully presented, immaculately maintained and deceptively spacious, this superbly extended freehold detached family home is very conveniently located, just off Sir Alfreds Way, within access of local shops, schools and public transport. The gas centrally heated and double glazed accommodation, which simply must be viewed, briefly comprises;

Reception hall with guests cloaks, sitting room, dining room with bifold doors to garden, refitted kitchen/breakfast room opening to lovely snug with utility area, music room/cinema room/home office with underfloor heating. First floor, five super bedrooms and a fabulous glazed mezzanine study landing forming a really special feature of this fabulous home, 2 luxury ensuites and a well-appointed family bathroom.

Outside, front garden with tarmac driveway for 3 vehicles and a private rear garden landscaped with outdoor kitchen, decking, lawn, fenced and shrub screening and summer house with power.

Features

- Very impressive family detached • 5 superb bedrooms • 4 reception rooms • Excellent refitted kitchen • Family bathroom and 2 shower rooms • Sought after location • Private landscaped garden • Council Tax Band E

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The Property
Ombudsman