



24 Pilkington Avenue, Sutton Coldfield, B72 1LA



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OFFERS AROUND - £900,000

Situated on the ever popular Pilkington Avenue in the heart of Sutton Coldfield, this exceptional and substantial family residence enjoys a prime position within one of the area's most desirable residential locations. Perfectly placed for family living, the property is just a short distance from the vast natural beauty of Sutton Park, offering over 2,000 acres of parkland, woodland walks and outdoor pursuits. Boldmere High Street is also within easy reach, providing a vibrant mix of independent cafés, restaurants, shops and everyday amenities, while Sutton Coldfield town centre offers further shopping and leisure facilities. Excellent local schooling, convenient transport links including nearby rail stations, and easy access to major road networks make this an ideal home for commuters and growing families alike.

This beautifully presented home has been thoughtfully enhanced to create a superb balance of character, style and modern functionality. From the moment you arrive, the property makes a striking impression, with its generous frontage and welcoming approach.

Internally, the home offers an abundance of versatile living space, perfectly suited to both everyday family life and entertaining, with a seamless flow between reception rooms and a stunning open plan kitchen area. Each room has been carefully considered to maximise comfort, natural light and practicality, while retaining charming features such as Baxi coal/wood burning fires with Chesney limestone surrounds, American Oak Solid Wooden doors and elegant finishes. The rear garden provides a true sanctuary, private, mature and ideal for relaxation or social gatherings completing what is a truly outstanding home of significant appeal.

Accessed via a substantial block paved driveway providing ample off road parking for multiple vehicles, the property is framed by a brick built boundary wall to the front and side, complemented by well established shrubs and mature planting that create both privacy and kerb appeal. The driveway further benefits from electrically operated security posts, enhancing both convenience and security. A charming canopy porch offers a sheltered entrance, setting the tone for the character found within, while a fitted house alarm system provides additional peace of mind.



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ENTRANCE HALL: Entered via an original oak wooden front door with a beautiful stained glass inset, the welcoming hallway immediately showcases the home's blend of character and quality. Featuring oak wooden flooring, a radiator with decorative cover, staircase rising to the first floor, and doors radiating to the principal ground floor accommodation. Notably, all internal doors to the ground floor are solid American oak, adding a sense of quality and continuity throughout.

LOUNGE: 19'03" x 17'01" max (12'11" min) A stunning and generously proportioned main living space, bathed in natural light via two sets of PVC double glazed French doors to the rear, one flanked by full height windows. The focal point is a Baxi coal/wood burning fire set upon a slate hearth with a Chesney limestone surround, creating a cosy yet impressive setting ideal for both relaxing and entertaining.

DINING ROOM: 15'09" max (13'11" min) x 12'11" A beautifully appointed formal dining room featuring a PVC double glazed bay window to the front, allowing for excellent natural light. A second Baxi coal/wood burning fire with a Chesney limestone surround forms an attractive focal point, adding warmth and character perfect for hosting family gatherings and dinner parties.

GUEST WC: Fitted with a low flushing WC, corner hand wash basin, tiled flooring, radiator, and an obscure PVC double glazed window to the front.

HOME OFFICE: 8'02" x 8'01" A versatile and practical space, perfect for remote working or study, with a PVC double glazed window to the front, radiator, and a feature part obscure arched door to the side, adding charm and individuality.

KITCHEN / BREAKFAST ROOM: 14'05" x 13'06" max (10'11" min) Undoubtedly the heart of the home, this impressive kitchen has been thoughtfully designed to combine style and functionality. Featuring PVC double glazed French doors to the rear with additional windows, the space is flooded with natural light and offers direct access to the garden. The kitchen is fitted with high quality units, granite work surfaces with inset drainer grooves, and a one and a half bowl stainless steel sink. Integrated appliances include a dishwasher, eye level double oven, microwave, fridge freezer, and a four ring gas hob. A central island with breakfast bar seating provides additional storage and a sociable focal point. The space is finished with Kardean flooring, adding both durability and style. Additionally, the property retains its original service bell system, thoughtfully preserved and present throughout all ground floor rooms an exceptional and characterful feature rarely found in modern homes.

UTILITY ROOM: 5'11" x 5'02" A practical addition with work surfaces, space and plumbing for washing machine and tumble dryer, tiled flooring, and an obscure PVC double glazed window to the side.



TENURE: Freehold. We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





LANDING: A return staircase leads to a spacious landing area, enhanced by a feature stained glass PVC double glazed window to the front. Includes radiator, storage cupboard, and doors leading to all bedrooms and family bathroom. There is also access to a generous loft space which offers excellent potential for extension, subject to the necessary planning permissions.

BEDROOM ONE: A well proportioned principal bedroom with a PVC double glazed window to the rear, radiator, and an extensive range of fitted high gloss wardrobes spanning the length of the room, providing excellent storage alongside ample space for furnishings.

BEDROOM TWO: 13'08" x 12'11" A generous double bedroom, PVC double glazed window overlooking the rear, with radiator and direct access to a modern ensuite.

EN-SUITE: Fitted with an enclosed corner shower unit, low flushing WC, vanity hand wash basin, tiled flooring, chrome ladder style radiator, and obscure PVC double glazed window to the side.

BEDROOM THREE: 12'11" x 10'08" A spacious bedroom with PVC double glazed window to the front, radiator, and ample room for furniture.

BEDROOM FOUR: 12'11" x 7'02" A well sized fourth bedroom with PVC double glazed window to the rear and radiator, ideal as a child's room, guest space or additional office.

FAMILY BATHROOM: 8'11" x 6'07" A contemporary suite comprising an enclosed shower, panelled bath, low flushing WC, and vanity hand wash basin with half tiled surround. Finished with tiled flooring, chrome ladder style radiator, and obscure PVC double glazed window to the side.

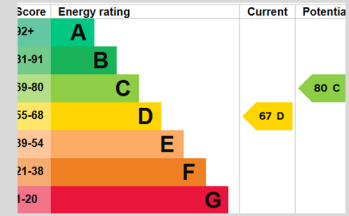
CONSERVATORY: A delightful additional reception space with PVC double glazed windows to the side and rear and patio doors providing access, offering a tranquil area for relaxation while enjoying views over the garden.

REAR GARDEN: The property boasts a substantial and beautifully maintained rear garden, featuring a large paved patio area ideal for outdoor dining and entertaining, leading onto an expansive lawn bordered by mature trees, shrubs and established planting, ensuring a high degree of privacy. The garden is further enhanced by rose bushes, a central feature display, and access to a charming summer house, creating a perfect outdoor retreat.

GARAGE & CARPORT: A separate garage with pitched roof and skylight provides excellent storage, accessed via sliding doors to the front. A covered carport sits in front, all securely positioned behind a gated side entrance for added security.



Council Tax Band: G

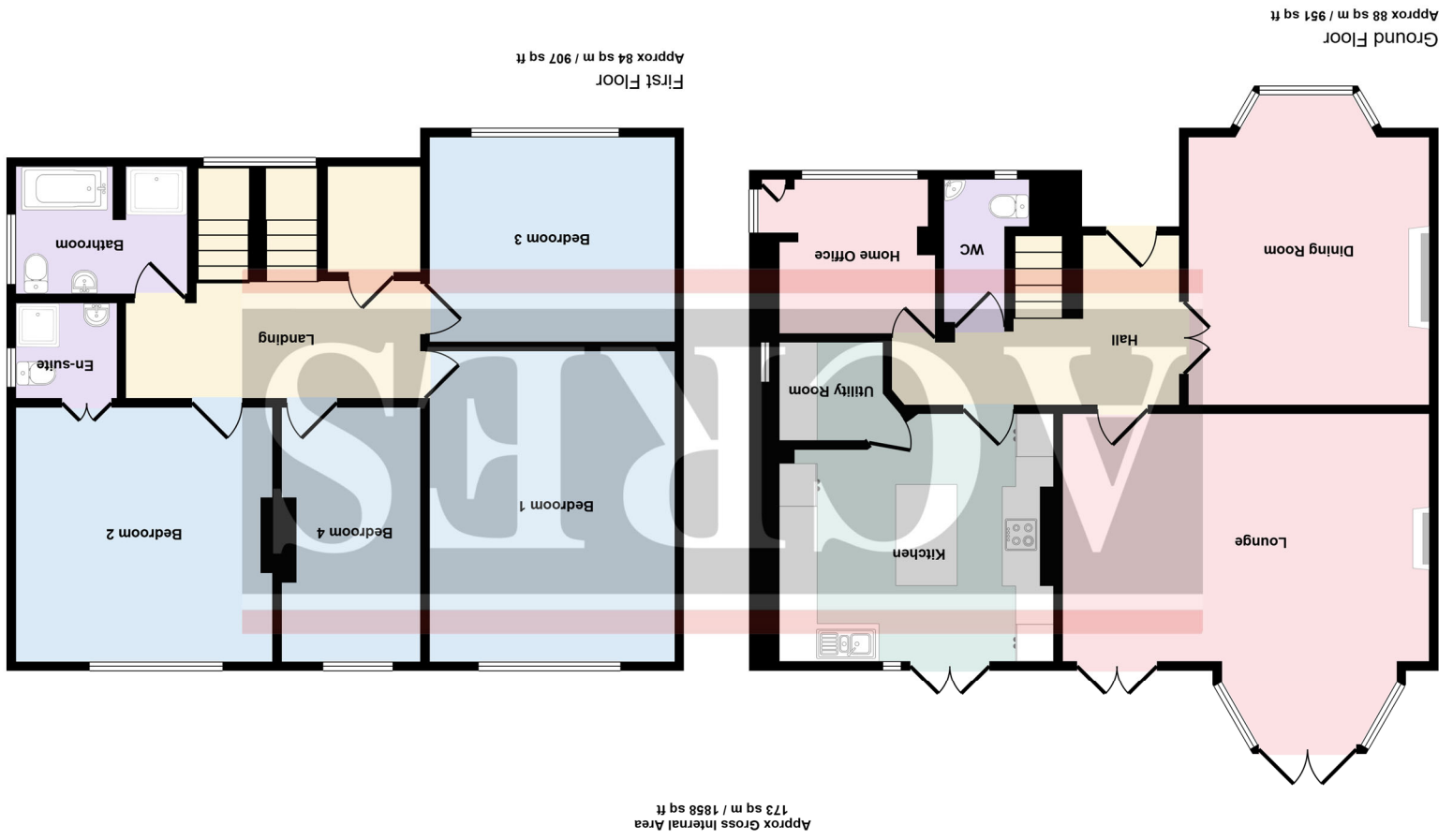




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.