



Humber Avenue
, Sutton Coldfield, , B76 1YX

Offers Over £390,000

Property Features

- Spacious and beautifully presented family home
- Large block-paved driveway with ample parking
- Bright and comfortable main living room
- Well-appointed fitted kitchen
- Spacious dining room converted from previous
- Modern ground floor shower room and WC
- Generously sized bedrooms throughout
- Contemporary family bathroom
- Attractive and private rear garden
- Move-in ready with tasteful décor throughout

Full Description

This beautifully presented three-bedroom family home offers generous and versatile accommodation throughout, perfectly tailored to the demands of modern living. Finished to a high standard, the property effortlessly combines style, comfort, and practicality, with spacious reception areas that provide the ideal setting for both relaxing and entertaining.

Thoughtfully designed to create a seamless flow between the living spaces, the home enjoys an abundance of natural light, enhancing the bright and welcoming atmosphere that is evident from the moment you step inside.

The well-proportioned bedrooms offer comfortable and flexible accommodation for growing families, guests, or those working from home, while the contemporary family bathroom has been finished with both functionality and style in mind. Externally, the attractive outdoor space provides an excellent extension of the home, ideal for outdoor dining, children's play, or simply unwinding in a private setting. Beautifully maintained and tastefully decorated throughout, this charming property is ready for immediate enjoyment and offers an exceptional balance of modern convenience and homely character.

THE FORE

The property occupies an attractive position within a sought-after residential setting and enjoys impressive kerb appeal with a large block-paved driveway providing ample off-road parking. The well-maintained frontage and smart exterior presentation immediately create a strong first impression.

The generous driveway offers practicality for households with multiple vehicles, while the position of the home provides a pleasant balance of accessibility and privacy. The surrounding properties are equally well-kept, contributing to the overall appeal of the location.



GROUND FLOOR

The ground floor provides spacious and versatile living accommodation, centred around a bright and comfortable main living room that offers plenty of space for relaxing and entertaining. Large windows allow natural light to flow through the room, enhancing the welcoming feel and creating a pleasant family environment.

To the rear, the kitchen is well-appointed with a range of fitted units, work surfaces, and integrated appliances, offering both practicality and style. The adjoining dining area provide ideal spaces for family meals and social gatherings, while additional rooms such as a Shower room, a WC and a Utility room further increases the flexibility of the layout. A convenient ground floor shower room/WC adds further functionality to this level.

LIVING ROOM

12' x 14' 2" (3.66m x 4.32m)

KITCHEN

15' 3" x 9' 2" (4.65m x 2.79m)

DINING ROOM

7' 3" x 16' 9" (2.21m x 5.11m)

SHOWER ROOM

2' 9" x 3' 7" (0.84m x 1.09m)

WC

3' 2" x 5' 8" (0.97m x 1.73m)

UTILITY ROOM

7' 4" x 11' 1" (2.24m x 3.38m)

FIRST FLOOR

Upstairs, the property continues to impress with a selection of generously sized bedrooms, each offering comfortable and adaptable accommodation. The rooms are well presented and benefit from a bright, airy feel, making them suitable for family living, guest accommodation, or home working requirements.

The principal bedroom is particularly spacious, while the remaining bedrooms are equally versatile and well-proportioned. A modern family bathroom serves the first floor and is fitted with contemporary fixtures and finishes, complementing the high standard of presentation found throughout the property.



BEDROOM ONE

14' 3" x 13' 3" (4.34m x 4.04m)

BEDROOM TWO

7' 4" x 20' 1" (2.24m x 6.12m)

BEDROOM TWO STORAGE

7' 4" x 20' 1" (2.24m x 6.12m)

BEDROOM THREE

9' x 9' 1" (2.74m x 2.77m)

BATHROOM

5' 8" x 6' 1" (1.73m x 1.85m)

THE REAR

The rear garden is a standout feature of the home, offering a beautifully maintained outdoor space ideal for both entertaining and everyday enjoyment. A combination of paved patio seating areas and well-kept lawn creates a versatile setting suitable for outdoor dining, relaxing, or family activities.

The garden enjoys a good degree of privacy and has clearly been carefully maintained, providing an attractive extension of the indoor living space. Mature planting and defined sections add character and structure while still remaining easy to manage.

SHED

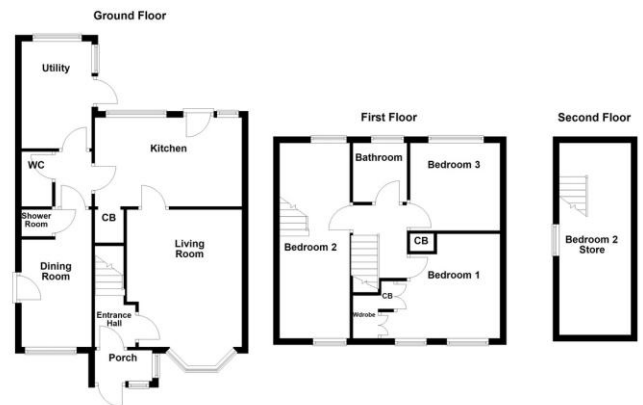
9' 8" x 12' 9" (2.95m x 3.89m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements