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74 Kempson Avenue, Sutton Coldfield, B72 1HF

## OFFERS AROUND - £850,000

Occupying a prime position along the ever popular Kempson Avenue in Sutton Coldfield, this exceptional four bedroom detached family residence presents a rare opportunity to acquire a beautifully extended home of significant size and outstanding quality, offered for sale with no upward chain. Immaculately maintained and finished to an impressive standard throughout, the property effortlessly combines contemporary styling with practical family living, creating an elegant yet welcoming atmosphere from the moment you arrive.

Boasting spacious and versatile accommodation across both floors, the home has been thoughtfully improved to cater perfectly for modern lifestyles, with generous reception areas, a stunning open plan breakfast kitchen, and superb entertaining spaces both inside and out.

Externally, the property enjoys a commanding presence with its landscaped approach, and extensive off road parking, while internally the attention to detail continues with stylish décor, quality fittings, and an abundance of natural light throughout.

The impressive conservatory overlooks the beautifully maintained rear garden, whilst the detached garden office/gym provides ideal flexibility for those working from home or seeking additional leisure space. The rear garden itself has been carefully designed to offer privacy, relaxation, and entertaining areas in equal measure, featuring spacious patios, covered seating areas, and a decked bar area. Ideally situated close to excellent local schools, shops, everyday amenities, and transport connections, whilst also being within easy reach of the expansive beauty of Sutton Park, this truly outstanding home offers luxury family living in one of Sutton Coldfield's most desirable residential locations

The property is approached via a block paved driveway providing ample off road parking for multiple vehicles. The frontage is attractively landscaped with decorative stone corner display, mature plants, and bushes, creating an impressive kerb appeal.





**ENTRANCE HALL:** A high security front entrance door with obscure centre panel and glazed side panel opens into the welcoming entrance hall, benefiting from tiled flooring, radiator with decorative cover, staircase rising to first floor accommodation, and doors leading through to:

**DINING ROOM:** 17'04" x 10'11" max (10'04" min) PVC double glazed window to front elevation, radiator, wooden flooring, double opening doors leading through to the main lounge, and ample space for dining room furniture, creating an ideal setting for formal entertaining and family meals.

**LOUNGE:** 24'00" x 12'05" A superbly sized principal reception room featuring PVC double glazed window to front, PVC double glazed patio doors opening through to the conservatory, wooden flooring, two radiators, and an attractive open fireplace with marble hearth and surround. There is generous space for lounge furniture, making this an excellent family living area.

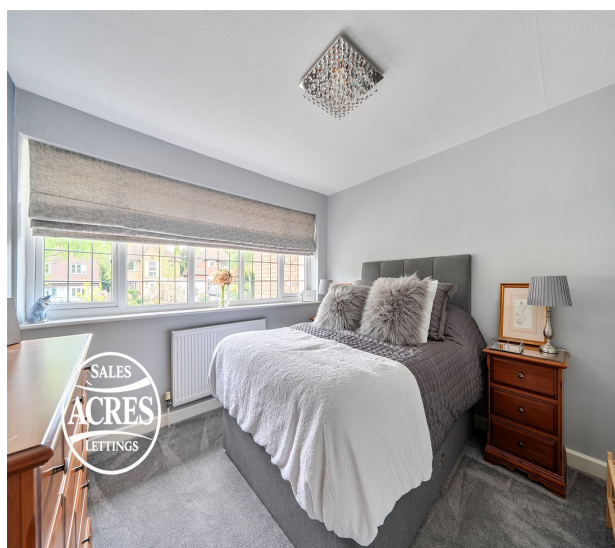
**CONSERVATORY:** 12'10" x 12'04" PVC double glazed French doors opening onto the rear garden alongside PVC double glazed windows to rear and side elevations, tiled flooring, and versatile space currently utilised as an additional sitting room overlooking the garden.

**EXTENDED BREAKFAST KITCHEN:** 19'11" x 09'07" min / 18'11" x 14'05" max A stunning extended breakfast kitchen comprehensively fitted with a composite sink and drainer set into luxurious marble work surfaces with matching high gloss wall and base units. The kitchen further benefits from a superb matching central island incorporating additional high gloss base units beneath marble work surfaces, providing both further preparation space and an excellent social dining area. Integrated appliances include a dishwasher, eye level double oven, and four ring electric hob with extractor hood over, complemented by marble splashbacks and designated space for an American-style fridge freezer. The room is beautifully enhanced by tiled flooring, radiator with decorative cover, four double glazed skylights allowing an abundance of natural light, two PVC double glazed windows to the rear elevation, and PVC double glazed French doors opening directly onto the rear garden, creating a perfect space for modern family living and entertaining alike.

**UTILITY ROOM:** 09'09" x 7'04" PVC double glazed window to rear elevation, additional access door, tiled flooring, radiator, plumbing and space for washing machine and tumble dryer, and additional storage space.

**FIRST FLOOR LANDING:** Providing access to all bedrooms and access to the loft.

**BEDROOM ONE:** 18'02" x 12'05" PVC double glazed window to front elevation, radiator, fitted wardrobes, and ample space for bedroom furniture.



**TENURE:** 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.





**ENSUITE SHOWER ROOM:** Contemporary suite comprising corner shower enclosure, low flushing WC, hand wash basin set within vanity unit, chrome ladder style radiator, half tiled surround and obscure PVC double glazed window.

**BEDROOM TWO: 11'00" x 10'11"** PVC double glazed window to front elevation, radiator, and space for bedroom furnishings.

**BEDROOM THREE:** A well proportioned bedroom benefiting from PVC double glazed window to rear and radiator.

**ENSUITE:** Obscure PVC double glazed window to front, contemporary suite comprising of a panelled bath with shower over, low flushing WC and hand wash basin set in vanity it, half tiled surround, and radiator.

**BEDROOM FOUR:** PVC double glazed window to front, radiator, and versatile accommodation suitable for bedroom, nursery, or study use.

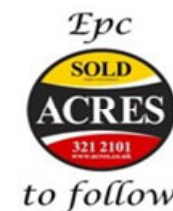
**FAMILY SHOWER ROOM:** Beautifully appointed contemporary suite comprising corner shower enclosure, low flushing WC, hand wash basin with vanity storage beneath, obscure PVC double glazed window, tiled surround, tiled flooring, and chrome effect ladder style radiator.

**REAR GARDEN:** The property enjoys an impressive and private rear garden designed perfectly for family enjoyment and entertaining. A large paved patio area provides ample seating space, complemented by a covered outdoor kitchen area beneath a sheltered structure. Steps lead down to the main garden where there are lawned sections bordered by mature plants, shrubs, and bushes, offering both privacy and tranquillity throughout. To the rear of the garden is a decked entertainment area complete with covered bar space and storage facilities, creating an ideal setting for summer gatherings. The garden further benefits from a detached home gym/garden office. Beyond the garden is a vast space of fields and trees offering excellent privacy.

**DETACHED GARDEN OFFICE/HOME GYM: 17'08" x 11'01"** A superb addition to the property offering versatile usage as a home office, gym, studio, or additional entertaining space. Featuring PVC double glazed French doors opening onto the garden with accompanying PVC double glazed side windows and a bright internal atmosphere throughout.



Council Tax Band: E





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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, 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 PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.