



Kempson Avenue, Wylde Green  
Sutton Coldfield, B72 1HL

Offers in the Region Of £585,000

Paul Carr Boldmere are delighted to offer for sale this superb three double bedroom detached home occupies an enviable and highly sought-after location, within easy reach of excellent local amenities including schools, shops, and transport links.

The accommodation is approached from the frontage with entrance into a spacious entrance hallway with a useful storage cupboard and separate guest W.C. which leads into a welcoming entrance hall featuring a cloak cupboard and a convenient downstairs WC. Stairs ascend from the hallway to the first floor elevation, a generously proportioned lounge/sitting room, features to the rear have panoramic views over the gardens and to the horizon, a separate dining room is offered to the fore. Leading off the rear of the hallway is an impressive kitchen which features a range of matching base and wall units with appliances thereto.

To the first floor are three double bedrooms, all benefiting from fitted wardrobes. A family bathroom with full suite is included with separate W.C.

Enjoying stunning panoramic views over the garden having extensive patio and landscaped lawned family gardens, the property further boasts a driveway providing off-road parking for multiple vehicles, along with access to the garage.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)



### Room Measurements

Dining Room 3.77m (12'4") x 3.34m (10'11")

Lounge 4.91m (16'1") x 3.89m (12'9")

Kitchen 3.60m (11'10") x 2.63m (8'8")

WC

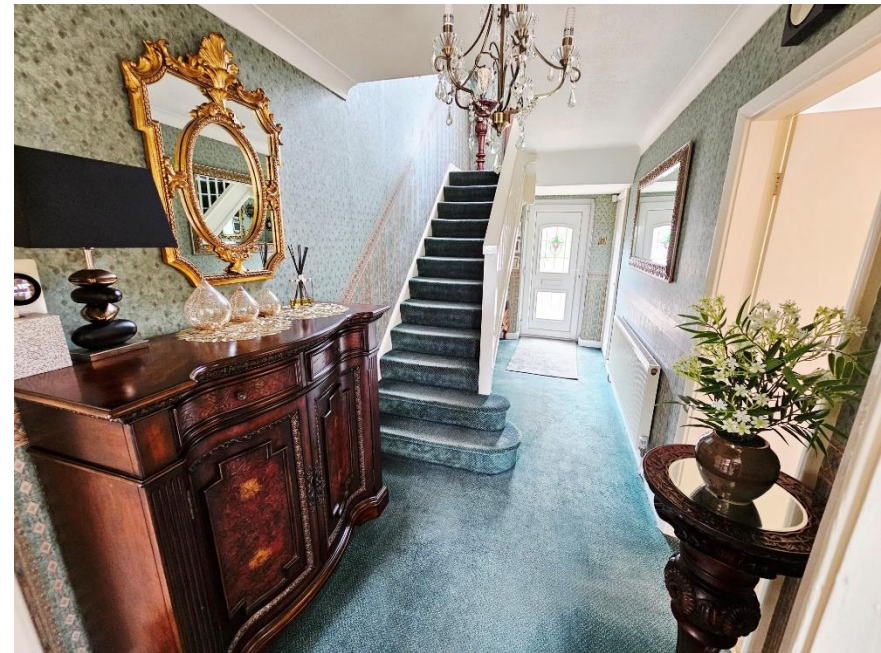
Bedroom 1 4.92m (16'2") x 3.89m (12'9")

Bedroom 2 3.76m (12'4") x 3.30m (10'10")

Bedroom 3 4.65m (15'3") x 2.70m (8'10")

Bathroom

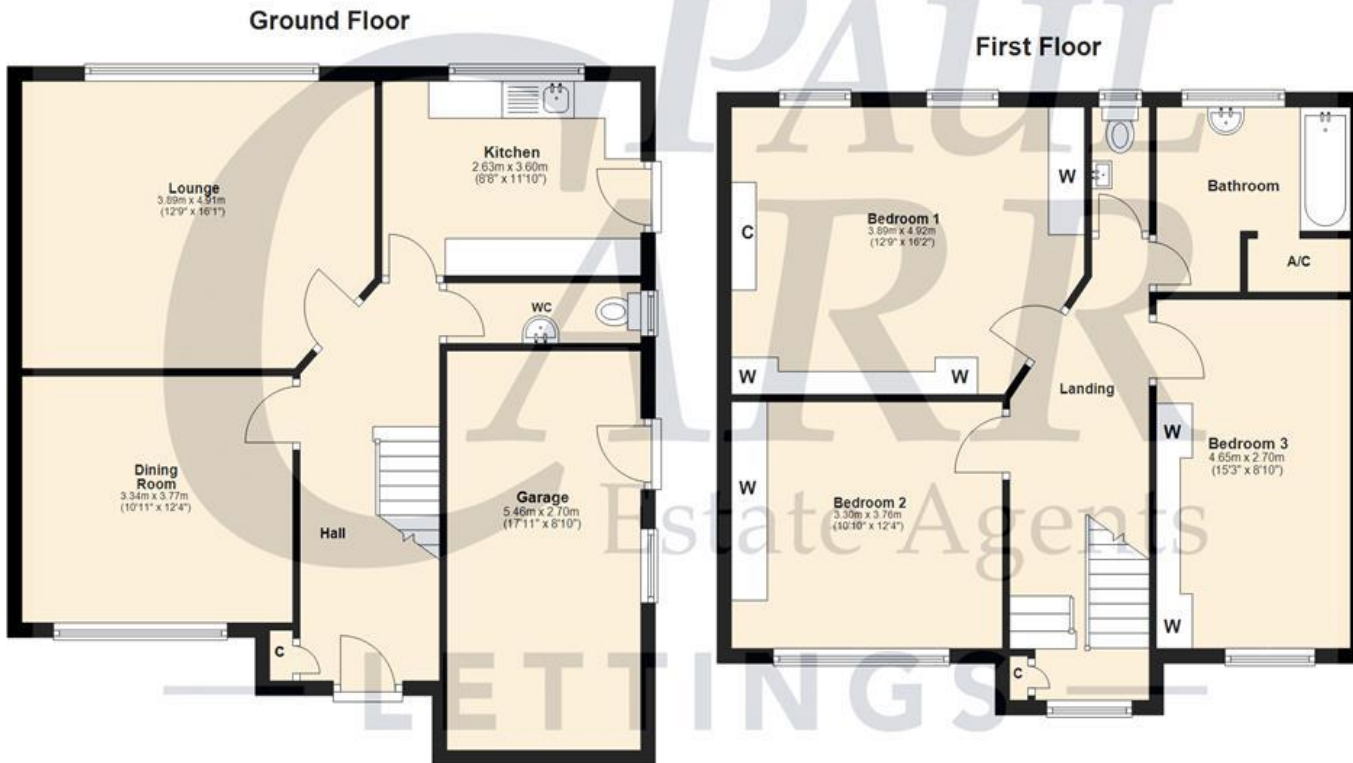
Garage 5.46m (17'11") x 2.70m (8'10")





# Floor Plan

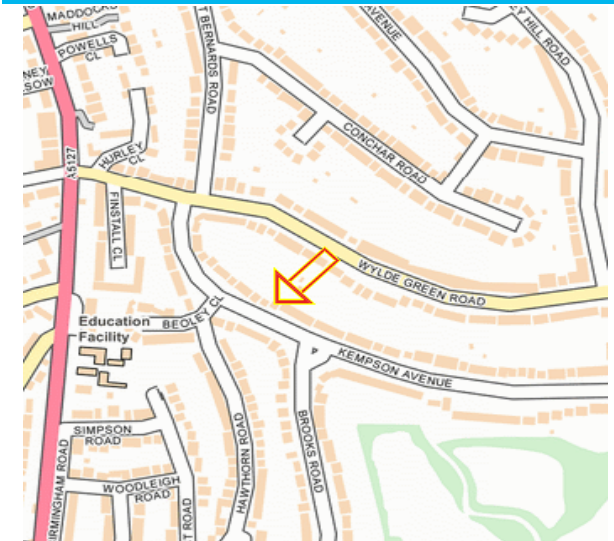
This floor plan is not drawn to scale and is for illustration purposes only

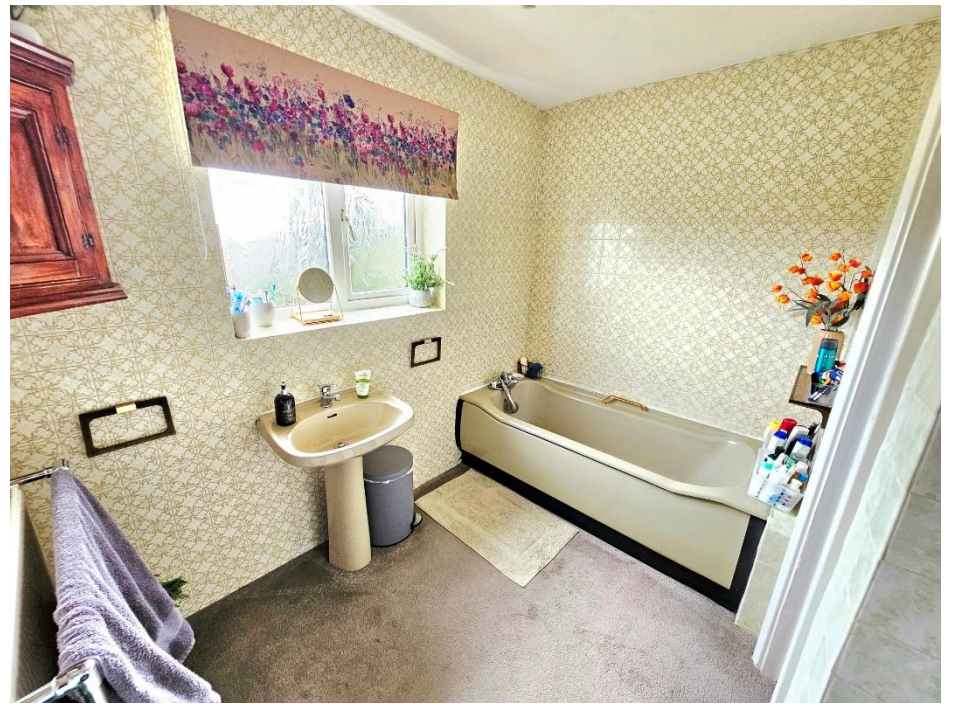


## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 17th April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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