



Kempson Avenue,  
Sutton Coldfield, B72 1HL

Offers in Excess of £899,995

A truly exceptional opportunity to acquire a delightfully extended and redressed detached family home offering panoramic views to the front and rear elevations - the property on offer is presented over two floors and offers a wealth of charm and contemporary character with a galleried landing providing entrance into one of the most impressively presented properties currently on the market.

The home on offer briefly comprises an extensively extended and dressed kitchen having a centre 'island' with quality integrated appliances with an open plan family room leading off. A separate utility room with ground floor wet room are provided and a formal lounge to the frontal elevation.

To the first floor are four sumptuous double bedrooms, all fitted to impeccable standard with dressing room and en-suite to the master bedroom. A family bathroom with 'Jack & Jill' access is also provided.

The outside gardens extended to all elevations with the rear garden having an easterly aspect. An integral garage and fore garden offer extensive parking.

A home not to be missed, a rare opportunity to own an outstanding residence in a 0.18 acre plot occupying an outstanding B72 address.

Tenure: We can confirm the property is Freehold.

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

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)



**Kitchen/Diner 9.12m (29'11") x 3.37m (11'1")**

**Family Room 4.65m (15'3") x 3.96m (13')**

**Lounge 3.94m (12'11") max x 3.48m (11'5")**

**Wet Room 2.43m (8') x 1.64m (5'5")**

**Utility Room 2.00m (6'7") x 1.63m (5'4")**

**Bedroom 1 4.65m (15'3") x 3.63m (11'11")**

**Dressing Room 3.63m (11'11") x 2.15m (7'1")**

**En-suite 2.40m (7'10") x 1.88m (6'2")**

**Bedroom 2 4.35m (14'3") x 3.63m (11'11")**

**Bedroom 3 3.95m (13') x 3.47m (11'5")**

**Bedroom 4 4.84m (15'11") x 2.56m (8'5")**

**Family Bathroom 2.71m (8'11") x 2.58m (8'6")**

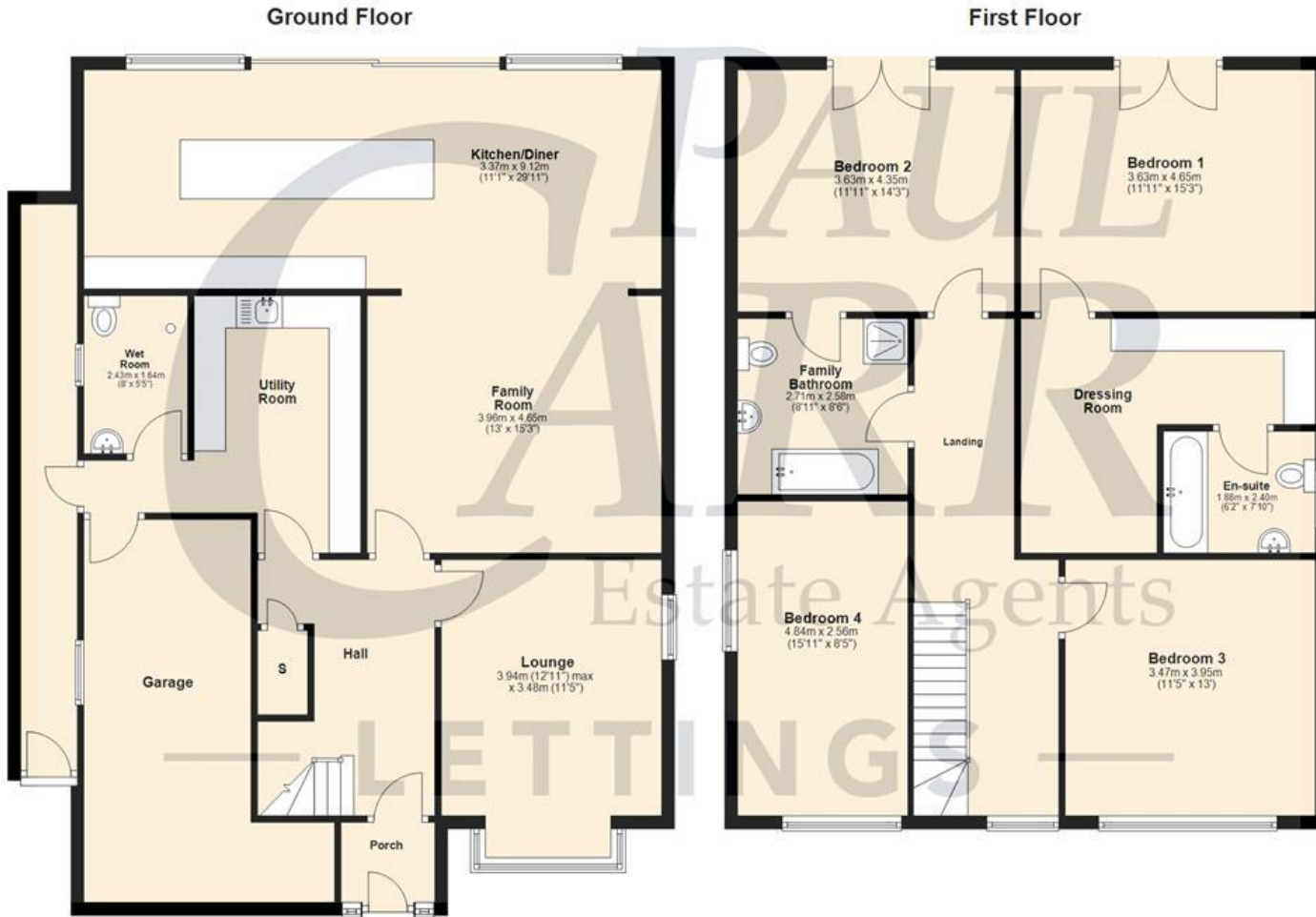
**Garage**





# Floor Plan

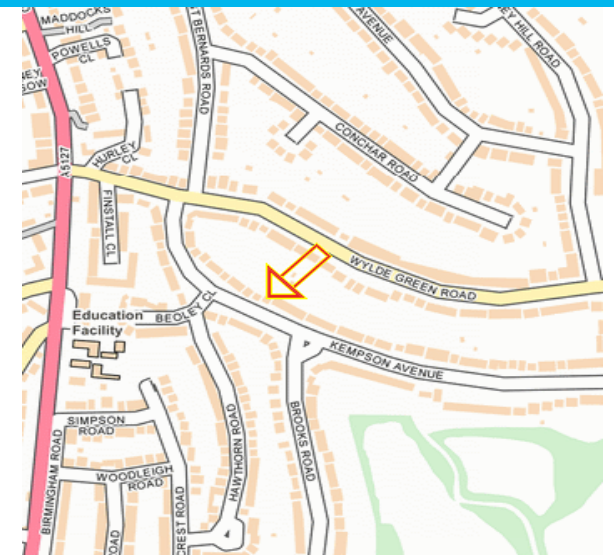
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 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: 8th 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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