



127 Pilkington Avenue
Sutton Coldfield, B72 1LQ



MARK BENTLEY
ESTATE AGENT



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A very attractive thoughtfully extended and well maintained 4 double bedroom two bathroom freehold detached home with two reception rooms, stunning dining kitchen, garage and lovely good sized gardens.

This very attractive detached family home is set on an ever popular road only one mile from Sutton Coldfield Town Centre, just over a mile from Sutton Park and half a mile from New Hall Valley Country Park.

There is a good range of local shops, restaurants etc within half a mile at Beeches Walk and further shopping facilities at Boldmere and Wylde Green.

Train services to Birmingham and beyond are available at Sutton Coldfield and Wylde Green Stations and there are regular bus services nearby.

For the driving commuter there is easy access onto main roads leading to Birmingham City Centre, M6, A38 & M42.

Sutton Coldfield is home to a good range of nurseries, primary and secondary schools including two grammar schools.

Set back from the road behind a walled foregarden with lawn, flower beds and shrubs and tarmac drive providing parking space for at least 3 cars, this very attractive detached home comprises:

Ground Floor

Enclosed Porch

Double glazed entrance door with side glazed panel and inner glazed door to:





Good Sized Reception Hall

Radiator, doors to Sitting Room, Lounge and Guest Cloakroom and stairs to the first floor.

Guest Cloakroom

WC, wash basin with drawers under and heated towel rail.

Sitting Room

Double glazed bay window facing front, feature stone fireplace with marble backplate and hearth and fitted gas coal fire, double radiator and open access to:

Lounge

Radiator and open access to:

Stunning L shaped Dining Kitchen

Excellent range of fitted units including fitted base cupboards with drawers, quartz work surface, sink unit with swan neck mixer tap, matching wall cupboards, 3 built in ovens including microwave and steam oven, space for large American style fridge freezer, large island with built in gas hob, breakfast bar with room for at least 4 stools and built in cupboards. There are 2 remotely controlled ceiling Velux windows and 3 sliding double glazed doors opening up to the patio and garden.

Utility Room

Sink with swan neck mixer tap, granite work surfaces and drawers under, broom cupboard, further granite work surface with space & plumbing under for washing machine and tumble dryer, wall cupboard over, heated towel rail and double window and door to side.

First Floor

Landing

Double glazed window facing side, doors to bedrooms 2, 3 & 4, family bathroom and additional WC.

Bedroom 2

A large double bedroom with radiator and double glazed bay window facing front.





Bedroom 3

A double bedroom with radiator and double glazed window overlooking the rear garden.

Bedroom 4

A double bedroom with radiator, double glazed window facing front and door to;

En-Suite Shower Room

Shower cubicle, wash basin with double cupboard under and splashback and fitted mirror over, WC, heated towel rail and double glazed window facing side.

Large Family Bathroom

Panelled bath, WC, bidet, wide wash basin with double cupboard under, shower cubicle, heated towel rail, three quarter height wall tiling, airing cupboard and double glazed window facing rear.

Second Floor

Approached from a staircase from the first floor:

Landing

Radiator and double glazed window facing side and door to:

Bedroom 1

A large double bedroom with radiator, 2 Velux windows, built in storage cupboard, access doors to loft storage area and window overlooking the rear garden.

Outside

Integral Garage

Up and over door, gas & electric meters, Worcester wall mounted gas fired central heating boiler, large Prostel hot water cylinder and double glazed window and door to side.

Large & Most Attractive Rear Garden

Large paved patio inset with pond, ideal for entertaining, screening trellising, long lawns, attractive laurel and hornbeam boundary hedging, well stocked beds with a variety of shrubs etc, further garden pond and rear garden shed and greenhouse.

General Information

Tenure: Freehold

Council Tax Band: F

Services: All mains services are connected.

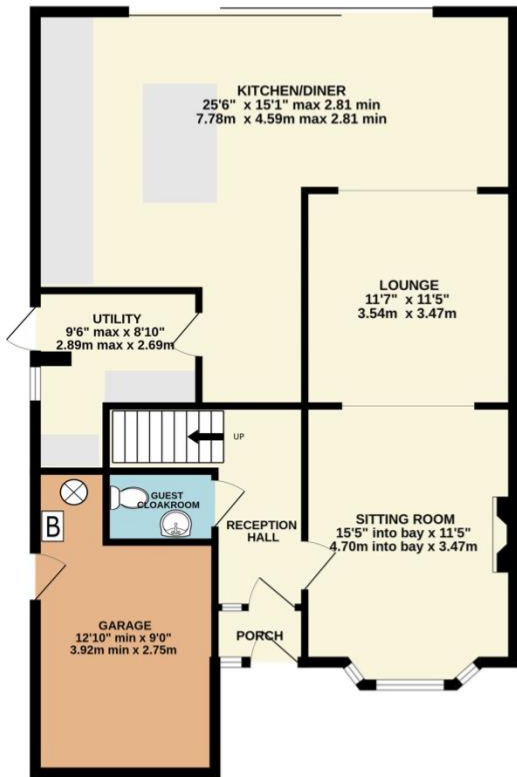
Broadband: Fast Broadband is available from several suppliers.

Viewing: Call 0121 353 6212 or 07768 035 065 or email: Mark.bentley@exp.uk.com to arrange an appointment to view this lovely home.

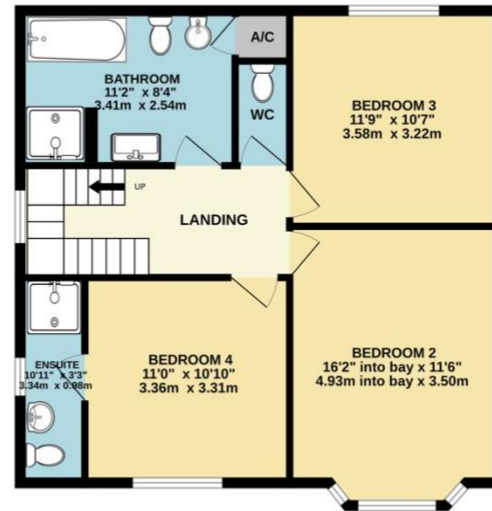




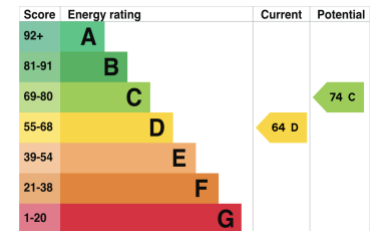
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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