

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * Option of 7 bedrooms
- * Three bathrooms, one being en-suite
- * Spacious rear lounge
- * Separate dining room
- * Fitted breakfast kitchen
- * Family/day room
- * Tandem double garage
- * Generous southerly rear garden
- * Set in a sought after location



78 PILKINGTON AVENUE, SUTTON COLDFIELD, Offers in the region of £750,000

A freehold property set in council tax band F. EPC rated D This exceptionally deceptive, spacious, freehold, detached dormer bungalow/family home offers greatly enlarged, thoughtfully designed and well proportioned accommodation. Complemented by gas central heating and pvc double glazing (both where specified) and photovoltaic solar panels, the property is set in a prime, well regarded, central location, only a few hundred metres from local shops and is further served in the locality by well regarded schooling. To fully appreciate the property on offer, its true proportions and host of features and improvements, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, deep reception hall, spacious rear lounge, dining room, study/optional bedroom, family/day room opening to fitted kitchen with island/breakfast bar, side passageway, utility room, two ground floor double bedrooms, master having walk-in wardrobe and en-suite bathroom, family bathroom. To the first floor there is the option of four further bedrooms or hobby/play rooms as preferred, together with a further well appointed family bathroom. The property has a side double tandem garage with stairs leading to a store above and generous southerly rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the property via a multi-locking door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to side, obscure double glazed double doors open to:

DEEP RECEPTION HALL: Two radiators, stairs off.

SPACIOUS LOUNGE: 18' x 15'6" Double glazed bi-fold doors with further pvc double glazed window to rear, radiator, square archway opens to:

DINING ROOM: 16'9" x 12' Pvc double glazed window to side, radiator.

SNUG/DAY ROOM: 15' x 11'6" Pvc double glazed window to side, tall feature radiator.

FITTED KITCHEN: 15' x 11'8" Pvc double glazed window to rear, single drainer sink unit with double base unit beneath, there is a further range of contemporary grey units to both base and wall level including drawers, integrated twin ovens having wide gas hob above, in turn with extractor canopy over, feature wood styled sweeping work surfaces with matching upstands, radiator, peninsular return/breakfast top, marble styled tiled floor.

SIDE PASSAGEWAY: Door to rear, door to inner passageway with further door to front, access to garage.

UTILITY ROOM: 9'6" x 5'6" Rolled edge work top with base units beneath, recesses for washing machine and dryer, radiator.

BEDROOM ONE: 15'11" max / 14' min x 12' Pvc double glazed bay window to front, radiator. Walk-in wardrobe: 9' x 6' Having hanging rails and shelving.

EN-SUITE BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising vanity wash hand basin with base units beneath, low flushing wc, ladder style radiator, tiled splash backs and floor.

BEDROOM FOUR: 11'11" max / 10' min x 11' Pvc double glazed window to front, radiator, double and single fitted wardrobes.

STUDY/BEDROOM SEVEN: 11'10" x 7'6" Pvc double glazed window to side, radiator, built-in cupboard.

GROUND FLOOR BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising 'P'-shaped bath having shower over and splash screen, wall hung vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator, tiled splash backs and floor.

STAIRS TO LANDING: Radiator, storage cupboard.

BEDROOM TWO: 17'9" x 13' max / 11' min Two pvc double glazed windows to rear, single and four double fitted wardrobes with further wide range of matching fitted units and base storage cupboards, radiator.

BEDROOM THREE: 19' x 11'6" Double glazed Velux windows to sides, two double radiators, storage into eaves.

BEDROOM FIVE: 12'9" x 7'7" max / 5'5" min (Please note part sloping ceilings) Double glazed Velux window to side, double radiator.

BEDROOM SIX/HOBBY ROOM: 11'3" x 7' max / 5'5" min (Please note part sloping ceiling) Double glazed window to side, double radiator.

FIRST FLOOR FAMILY BATHROOM: Double glazed Velux window to side, matching white suite comprising bath having shower over and side splash screen, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

TANDEM SIDE GARAGE: 30'1" x 9' max (please check the suitability of this garage for you own vehicle) Obscure window to side, electric garage door to front, stairs with access to loft area above garage area, having two double glazed windows and being boarded.

OUTSIDE: Paved patio area to a generous mainly lawned rear garden, being of an approximate southerly aspect, having timber fencing and privet hedging.

Fixture & fittings, carpets included.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 c	
		67 d	



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, equipment, 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.

TENURE:

COUNCIL TAX BAND:
VIEWING:
FIXTURES & FITTINGS:

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Accessed off Rectory Road

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

