

SIGNED AND APPROVED

I/we can confirm the details are correct and all items mentioned therein are owned by me/us. Furthermore planning permission and/or building regulation approval consents have been obtained for any alterations.

PLEASE NOTE WE CANNOT ISSUE YOUR SALES PARTICULARS UNLESS THEY HAVE BEEN SIGNED OFF ABOVE.



21 Kempson Avenue, Sutton Coldfield, B72 1HL

OFFERS AROUND - £935,000



Situated in the very heart of **Wylde Green**, this beautifully extended and impeccably finished home occupies a highly sought after and prestigious residential setting.

Perfectly placed for Wylde Green train station, the vibrant high street, well regarded schools and excellent transport links, the property offers the ideal balance of convenience, lifestyle and exclusivity. This is a location renowned for its community feel, period charm and easy access to Sutton Park, making it one of the area's most desirable addresses.

Internally, the property has been thoughtfully redesigned and extended to create an exceptional family home with generous proportions and high quality finishes throughout.

The layout flows effortlessly, centred around an impressive open plan kitchen, dining and family space, while also offering versatile reception rooms, and well appointed bedrooms.

Every detail has been carefully considered, resulting in a home that is both stylish and practical, ideal for modern family living and entertaining.

The property is approached via a **tarmac driveway** with decorative brickwork to the frontage, complete with pillars and integrated lighting, leading to the garage.

A composite front entrance door with obscure glazed panels opens into a welcoming entrance area with **tiled flooring**, setting the tone for the quality found throughout.



LOUNGE: 14'11" (max) x 12'10" (min) / 11'04" A well proportioned and inviting lounge featuring a PVC double glazed box bay window to the front and an additional window to the side, allowing for excellent natural light. The room offers ample space for lounge furniture.

OPEN PLAN FAMILY ROOM: 15'03" x 11'09" Open to the kitchen and dining area, this versatile family space features lighting, tiled flooring, a stylish panelled feature wall with radiator, and generous space for both seating and informal living furniture, creating a relaxed yet elegant environment.

OPEN PLAN KITCHEN & DINING AREA: 29'10" x 12'07" A stunning centrepiece of the home, this expansive kitchen and dining space boasts PVC double glazed sliding patio doors opening onto the rear garden. The kitchen is fitted with stylish work surfaces, matching base and wall units, and a large central island with additional storage. Integrated appliances include an AEG electric hob with extractor, AEG eye level double oven, integrated dishwasher, fridge freezer, and a dedicated coffee/bar area with drawers and a drinks cooler. Finished with tiled flooring throughout, this space is ideal for entertaining and family life.

UTILITY ROOM: 8'07" x 8'02" Fitted with a stainless steel sink set into marble effect work surfaces, matching base and wall units, tiled splashbacks and flooring. There is space for both a washing machine and tumble dryer, a radiator, and access to a lean to and side entrance leading to the rear garden.

GROUND FLOOR SHOWER ROOM: A contemporary wet-room style suite comprising a low flushing WC, hand wash basin set within a vanity unit, walk in shower, fully tiled walls and flooring, and a PVC double glazed window to the side.

LANDING: A versatile open landing with a large PVC double glazed window to the front, loft access via ladder, built in triple wardrobe and additional storage.



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.





BEDROOM ONE: 11'10" x 15'03" An impressive principal bedroom featuring PVC double glazed French doors opening to a Juliet balcony, radiator, and ample space for bedroom furniture.

DRESSING AREA: 15'03" x 6'10" x 11'10" With built in wardrobes, radiator, and space for a dressing table and additional storage.

EN SUITE: A modern shower room comprising a low flushing WC, hand wash basin set on a vanity unit, large walk in shower, ladder style radiator, PVC double glazed window to the side, and tiled walls and flooring.

BEDROOM TWO: 14'03" x 11'09" Featuring PVC double glazed French doors to a Juliet balcony, radiator, and space for free standing furniture. This bedroom benefits from Jack and Jill access to the family bathroom.

BEDROOM THREE: 12'10" x 11'04" PVC double glazed window to the front, radiator, and space for free standing furniture.

BEDROOM FOUR: 15'11" x 8'04" PVC double glazed window to the front, radiator, and space for bedroom furniture.

JACK & JILL FAMILY BATHROOM: 9'00" x 8'05" A contemporary bathroom suite featuring an enclosed corner shower, freestanding bath, hand wash basin with fitted unit, low flushing WC, PVC double glazed window to the side, and fully tiled walls and flooring. This bathroom also provides Jack and Jill access to Bedroom Two.

GARDEN: The rear garden offers a newly laid patio area, ideal for seating and outdoor entertaining. The remainder of the garden is ready for landscaping to suit a purchaser's taste, with established bushes to one side, fenced boundaries, a gently sloping aspect, with excellent potential.

GARAGE: Offering storage space with scope for further use or potential conversion (Please check the suitability of this garage for your own vehicle)

Council Tax Band: G



Every care has been taken with the preparation of these Particulars but completeness 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, 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.

