



Blaydon Avenue,  
Sutton Coldfield, B75 5TE

Offers in Excess of £400,000

A fabulous opportunity to acquire a quality home in this prestigious and exclusive location, this outstanding detached home boasts a striking position with a beautifully maintained frontage that will leave you impressed at first glance.

The interior of this well presented property consists of a well-proportioned bay fronted sitting room, dining room with double doors to the rear garden, a well fitted kitchen that opens up to a utility room, a WC and a garage.

The first floor encompasses three generous bedrooms. Bedroom one enjoys an ensuite shower room, bedrooms two and three are to the front elevation. A well fitted bathroom completes the accommodation.

The exterior boasts an enclosed rear garden with patio seating area, perfect for enjoying the summer months.

Blaydon Avenue is accessed off Weeford Road, with the Mitchell Centre just a short walk away and boasting a range of boutique shops, stores and a bistro. Mere Green centre and highly regarded local schools are also accessible on foot. Regular public transport services, provide access to Sutton Coldfield, Four Oaks, Birmingham, and Lichfield with Four Oaks railway station only a few minutes driving distance away.

#### ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

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



Hall

Living Room

4.39m (14'5") max x 3.25m (10'8")

Dining Room

3.05m (10') x 2.92m (9'7")

Kitchen

3.05m (10') x 3.00m (9'10")

Utility

3.05m (10') x 1.63m (5'4")

WC

Garage

Landing

Bedroom 1

3.69m (12'1") max x 3.23m (10'7")

En-suite

Bedroom 2

3.20m (10'6") x 2.15m (7'1")

Bedroom 3

3.00m (9'10") x 2.32m (7'7") max

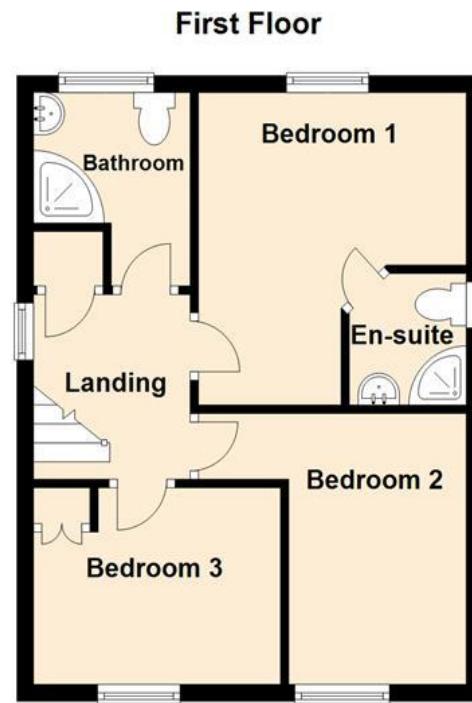
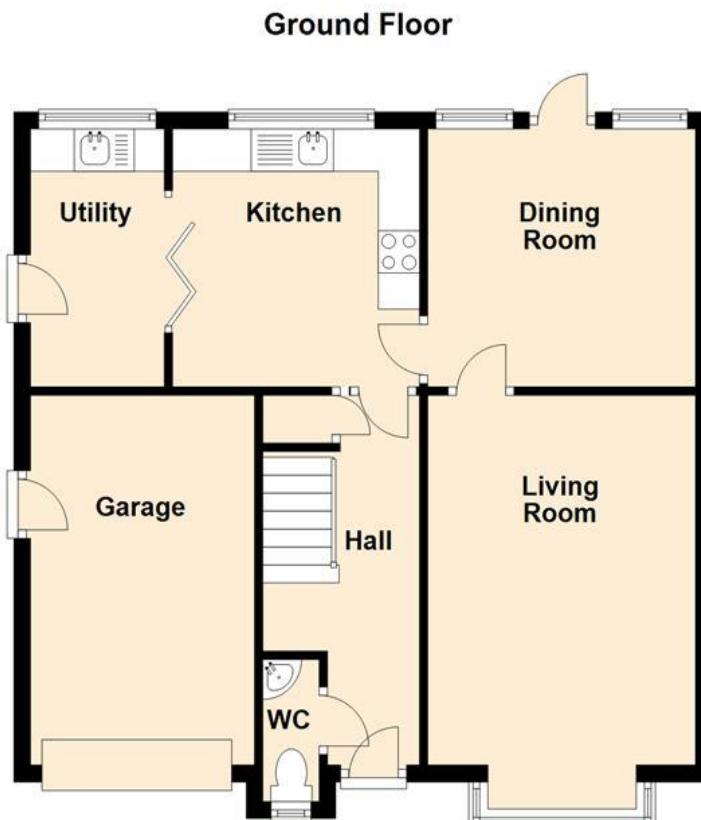
Bathroom





# Floor Plan

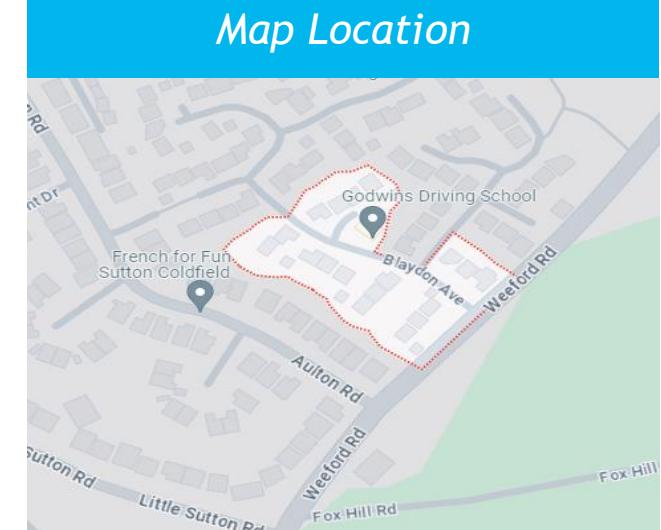
This floor plan is not drawn to scale and is for illustration purposes only

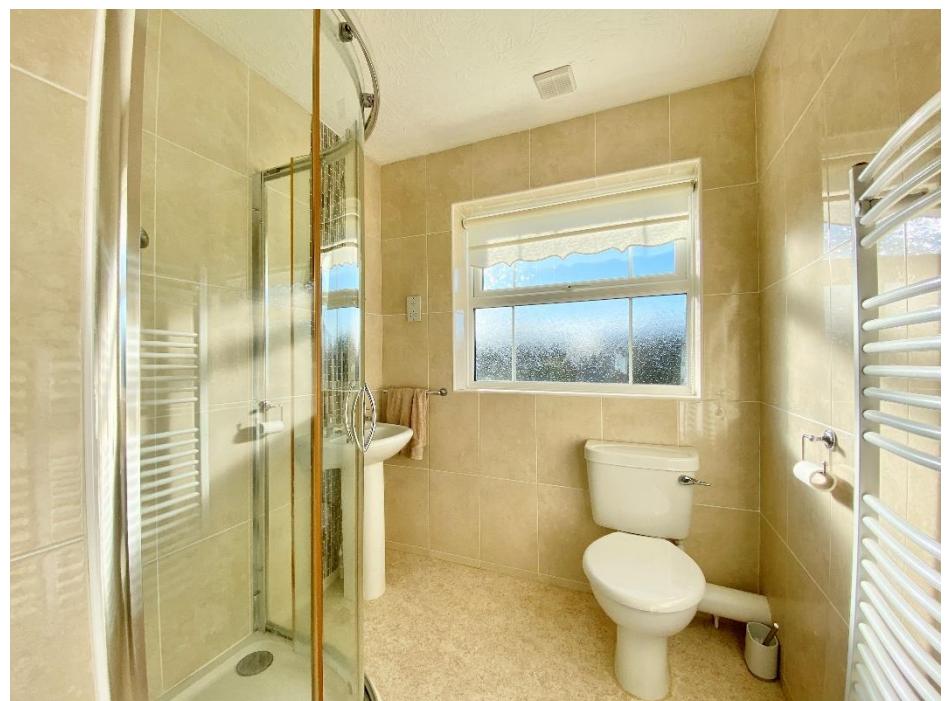


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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: