



Tennyson Avenue,
Sutton Coldfield, B74 4YG

Offers in Excess of £500,000

This superbly presented three double bedroom detached property offers excellent family accommodation in a highly sought after and convenient location within the popular Blake's Barn development, close to Blake Street train station and local amenities. A viewing is highly recommended to fully appreciate the standard of property on offer.

Tennyson Avenue boasts a spacious layout with a generously sized lounge with a feature inglenook, perfect for relaxation and entertainment. Additionally, it features a separate dining room, ideal for hosting dinner parties or family gatherings. A dedicated home office provides a tranquil space for work or study and a practical utility room ensures convenience in daily chores. The entire property is meticulously maintained, offering a pristine living environment that exudes comfort and elegance.

The first floor accommodation comprises three bedrooms, with built-in wardrobes and the family bathroom with a corner bathtub completes the internal accommodation.

Outside the landscaped rear garden is private with a lovely lawn area, generous patio area and shrubs and tree borders. The property also benefits from a garage and is approached by the spacious private driveway to the front of the property.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room
6.20m (20'4") x 3.66m (12')

Dining Room
4.52m (14'10") x 3.43m (11'3")

Kitchen
3.35m (11') x 2.67m (8'9")

Utility
2.67m (8'9") x 1.07m (3'6")

WC

Office
4.42m (14'6") x 2.21m (7'3")

Garage

Landing

Bedroom 1
3.43m (11'3") x 2.95m (9'8")

En-suite

Bedroom 2
3.66m (12') x 3.56m (11'8")

Bedroom 3
2.67m (8'9") x 2.15m (7'1")

Bathroom





Floor Plan

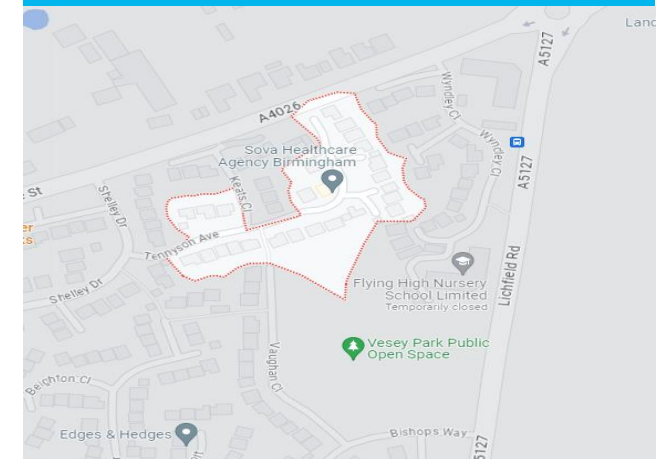
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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