



Kempson Avenue, Sutton Coldfield
Sutton Coldfield, B72 1HE

Offers in excess of £750,000

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This superbly extended, four-bedroom detached home occupies an enviable and highly sought-after location, within easy reach of excellent local amenities including schools, shops, and transport links. The accommodation is accessed via an enclosed porch, complete with a useful storage cupboard, which leads into a welcoming entrance hall featuring a cloak cupboard and a convenient downstairs WC. From the hallway, you'll find a generously proportioned extended lounge/sitting room, enhanced by a feature log burner, a separate dining room, and an impressive, spacious extended kitchen—perfect for family living and entertaining. The kitchen also provides access to a utility room and the garage. To the first floor is the family bathroom and three well-sized bedrooms, all benefiting from fitted wardrobes, with the master bedroom featuring its own en-suite. The second floor offers a stylish shower room and a further generously sized fourth bedroom, complete with a fitted wardrobe and eaves storage, while also enjoying stunning panoramic views over the garden and golf course. Externally, the property boasts a driveway providing off-road parking for multiple vehicles, along with access to the garage. A secure side gate leads to a mature, south-facing rear garden with a patio area—ideal for outdoor dining and relaxation. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

BUYERS: Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





Property Specification

SUPERBLY EXTENDED FAMILY HOME
FOUR WELL PROPORTIONED BEDROOMS (ALL WITH
FITTED WARDROBES)
EXCELLENT LOUNGE WITH VIEWS OVER SOUTH FACING
MATURE GARDEN
DINING ROOM WITH PARTITION DOORS
MOST WELCOMING HALL WITH CLOAKROOM OFF AND
DOWNSTAIRS WC

Dining Room 3.98 max x 3.53m

Lounge 7.23m x 3.43m

Kitchen/Dining Room 5.92m x 5.39m

Garage 4.87m x 2.43m

Bathroom 2.98m x 2.42m

Bedroom1 4.55m x 3.42m

Bedroom 2 4.06m x 2.87m

Bedroom 3 3.50m x 3.18m

Bedroom 4 5.95m x 3.41

Shower room 3.05 x 2.69

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:

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Viewer's Note:

Council tax band: E
Tenure: Freehold

Floor Plan

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

