34 KEMPSON AVENUE
SUTTON COLDFIELD
B72 1HL

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This stunning and impeccably presented four-bedroom detached family home has undergone substantial renovations, significantly enhancing both its appeal and functionality. Situated in a highly sought-after location, the property enjoys close proximity to a wide range of amenities and leisure facilities, making it an ideal choice for modern family living.

The property benefits from planning permission for a double-storey extension to the front, offering further potential to enhance the existing accommodation. Additional features include underfloor heating throughout the ground floor, an ADT alarm and CCTV system, together with a range of Siemens appliances.

The ground floor accommodation comprises a welcoming entrance hallway with cloakroom and guest WC, leading to a study, snug, drawing room and playroom/gym. The impressive kitchen/breakfast room provides a central hub for family living, complemented by a separate utility room.

To the first floor, the landing provides access to a useful store room, principal bedroom with en suite facilities, three further bedrooms and a family bathroom, providing generous and versatile accommodation for family life.

Outside, the property benefits from an integrated garage and a block-paved driveway providing ample off-road parking. The rear garden is predominantly laid to lawn and is well maintained, with a patio area providing an ideal space for outdoor entertaining and relaxation.

Approximate Gross Internal Area: 2,183 Sq Ft (203 Sq M)

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## Situation

Kempson Avenue is situated in the well-regarded Wylde Green area of Sutton Coldfield. The property is within a short distance of the shopping centre at Wylde Green and opposite and within easy walking distance of Walmley Golf Club, the prestigious New Hall Hotel and Spa, New Hall Country Park, and Chester Road train station.

Sutton Coldfield town centre provides an excellent choice of shops, restaurants and schooling including Sutton Coldfield Grammar School for Girls, Bishop Walsh Catholic School, Bishop Vesey's Grammar School, The Deanery Church of England Primary School, Maney Hill Primary School, and The Shrubbery. Purchasers are advised to check with the council for up-to-date catchment areas.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, offers a great scope for walking, golf, and a variety of other outdoor pursuits. There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre.

## Description of Property

You step into the home through the porch, greeted by a hallway adorned with neutral walls and wood-effect flooring. This inviting space serves as the gateway to the rest of the home, providing access to the reception rooms and leading up to the first floor via a staircase. Conveniently tucked away off the hallway is the guest WC, ensuring ease and comfort for both residents and guests. The ground floor features underfloor heating, which is multi-zoned and individually controlled in each room.

To the right of the entrance lies the study, a versatile room flooded with natural light from its large front-facing window. This space can easily transform into a playroom to suit the occupants' needs.

Continuing through the hallway, you'll encounter the snug, a bright and airy room boasting views of the front garden.

Adjacent to the snug is the expansive drawing room, a welcoming space featuring a central fireplace with high output and remote control, that adds warmth and character to the room. Its bifolding doors seamlessly connect to the playroom and the garden beyond.

The playroom, bathed in natural light and offering direct access to the garden patio, provides flexibility for various activities, whether it's dining, relaxation, or entertainment. The addition of a remote-controlled Velux window to the ceiling ensures optimal ventilation and lighting control, enhancing the ambiance of the space.

The highlight of the home is the impressive kitchen/breakfast room, designed to be the heart of the household. Boasting light cabinetry and a generously sized island, this space is a chef's dream luxurious. Siemens appliances include a tall individual fridge freezer, integrated oven, microwave oven, hob with extractor over and dishwasher. Mood lighting underneath the cabinetry and remote-controlled Velux window above enhance the ambiance, while the large windows overlook the serene rear garden.

Adjacent to the kitchen is the utility room, equipped with matching cabinetry, a sink, and side access to the exterior, offering convenience for laundry tasks and outdoor activities. There is also a built-in larder for additional storage needs.

Ascending to the first floor, you'll find the bedrooms and the family bathroom, each exuding comfort and style. The principal bedroom, located at the end of the landing, offers a tranquil retreat with views of the front garden and its own ensuite shower room.

Three additional bedrooms provide ample space and versatility, with bedroom 3 featuring a convenient storage cupboard.

The family bathroom, elegantly designed with modern fixtures and sleek finishes, offers a relaxing haven with its standalone bathtub and spacious walk-in shower, adorned with grey and white tiles for a timeless appeal.

Completing the first floor is a large and exceptionally useful store room, conveniently accessed from the landing, providing ample space for storing household items and linens.

## Gardens and Grounds

As you approach the property, you're greeted by its charming curb appeal, featuring meticulously maintained lawns, vibrant shrubs, and lush hedges adorning the front. A block paved driveway leads up to the home, offering ample parking space for multiple vehicles. Additionally, an integrated garage with electric operated door provides convenient parking or storage options.

The rear garden is a south facing tranquil sanctuary, enclosed by fencing for privacy and adorned with tasteful hedges and plants. A paved patio area beckons for outdoor gatherings, boasting built-in seating and an ideal setup for barbecues and alfresco dining with loved ones during the warmer seasons. Ascending the stairs from the patio, you'll discover a beautifully landscaped lawn area, meticulously maintained and offering ample space for various activities and relaxation.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street towards Church House Drive, continue straight onto Upper Holland Road, continue straight onto Ebrook Road, turn left onto Coles Lane, continue onto East View Road, turn right onto Wylde Green Road, turn left onto Blackwell Road, turn right onto Kempson Avenue and the property will be on your left.

## Distances

Sutton Coldfield - 2.5 miles
Lichfield - 11.8 miles
Walsall - 9.4
Birmingham - 6.0 miles
Birmingham International/NEC - 10.9 miles
M6 - 4.5 miles
M6 Toll - 6.8 miles

(Distances approximate)

## Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: F










Average area broadband: 500 Mbps

Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

## Services

We understand that mains water, gas and electricity are connected.

## Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

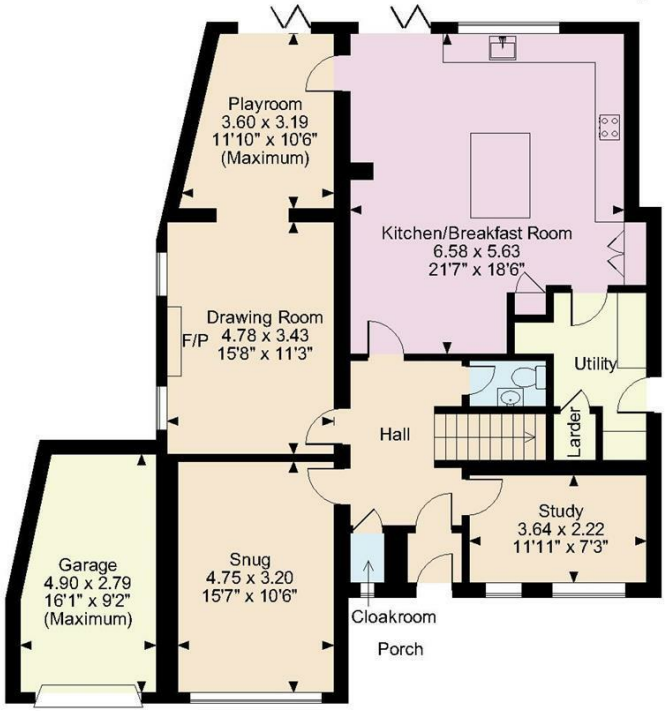
Photographs taken: May 2024
Particulars prepared: May 2024

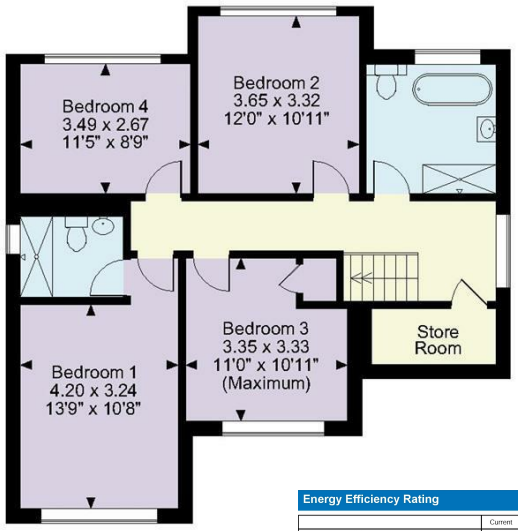
## Buyer Identity Verification Fee

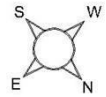
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

ASTON KNOWLES

**Kempson Avenue, Sutton Coldfield**
**Approximate Gross Internal Area**
**Main House = 2046 Sq Ft/190 Sq M**
**Garage = 137 Sq Ft/13 Sq M**
**Total = 2183 Sq Ft/203 Sq M**



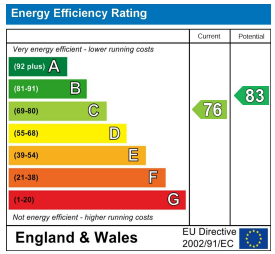




**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8596089/KRA




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. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**8 High Street, Sutton Coldfield, B72 1XA**
0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com