

**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com

Total floor area 201.4 m<sup>2</sup> (2,168 sq.ft.) approx



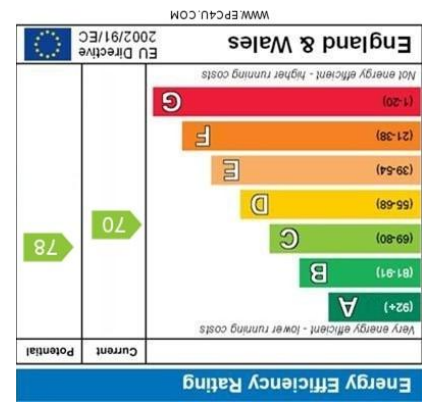
**First Floor**



**Ground Floor**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- FIVE BEDROOM DETACHED EXECUTIVE HOME
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Kempson Avenue, Sutton Coldfield, B72 1HJ

Offers over £650,000

## Property Description

For sale is this charming detached property, tastefully and neutrally decorated throughout, presenting a ready-to-move-in atmosphere. This property, with its spacious layout and advantageous location, is ideal for families looking to settle down. The property boasts five bedrooms, offering ample space for a growing family. The master bedroom is a particular highlight, featuring its own en-suite for added convenience. The room is spacious and further enhanced by a walk-in wardrobe, providing plenty of storage space. There is a family bathroom serving the remaining bedrooms. The property also features a functional kitchen, ready for you to put your culinary skills to the test. Additionally, the two reception rooms provide excellent space for entertaining guests or spending quality time with the family. Situated in a location that enjoys close proximity to public transport links, local amenities, and nearby schools, the property is perfect for those who value convenience. Despite all these amenities within reach, the quiet surroundings ensure a peaceful living environment.

This property offers an excellent balance of comfortable living spaces, convenient location, and tranquility. It provides an excellent opportunity for families to establish a cozy home in a serene and convenient location. Don't miss out on this opportunity, book a viewing today.

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**LIVING ROOM** 15' 2" x 11' 5" (4.62m x 3.48m) Having double glazed bay window, radiator, ceiling light and power points.

**KITCHEN** 16' 6" x 31' (5.03m x 9.45m) Having a range of wall and base units, kitchen island, double glazed window, double glazed French doors to rear garden, radiator, ceiling light and power points.

**DINING ROOM** 11' 11" x 10' 4" (3.63m x 3.15m) Having double glazed window, radiator, ceiling light and power points.

**GARAGE** 14' 7" x 7' 10" max (4.44m x 2.39m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### STORAGE

**WC** Having low level wc, wash basin and ceiling light.

**FIRST FLOOR LANDING** Providing access to four bedrooms and family bathroom.

**BEDROOM TWO** 15' 3" x 11' 11" (4.65m x 3.63m) Having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 13' x 11' 7" (3.96m x 3.53m) Having double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 12' 8" x 8' 6" (3.86m x 2.59m) Having two double glazed windows, radiator, ceiling light and power points.

**BEDROOM FIVE** 8' 11" x 8' 7" (2.72m x 2.62m) Having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 8' 8" x 8' 3" (2.64m x 2.51m) Having double glazed window, bath, walk in shower, wash basin and ceiling light.

**WC** Having low level wc.

### SECOND FLOOR LANDING

**MASTER BEDROOM** 21' 2" x 14' 2" (6.45m x 4.32m) Having double glazed window, radiator, ceiling light and power points.

**EN SUITE** 8' 8" x 6' 7" (2.64m x 2.01m) Having walk in shower, low level wc, wash basin and ceiling light.

**WALK IN WARDROBE** Having fitted wardrobes and ceiling light.

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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