



Hidcote Avenue,
Sutton Coldfield, B76 1SE

£600,000

Walmley

£600,000



Paul Carr Estate Agents are excited to bring to the market this beautifully presented Four Bedroom Detached Family Home located on the popular Hidcote Avenue.

Situated in the heart of the Calder Drive Estate, you are within close distance to local shops, amenities, and schooling for all ages such as Deanery and Walmley Primary School, and Fairfax Academy.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry into the entrance hall, you have access to the ground floor living space. The stunning kitchen is a modern suite with an array of wall and base units, plenty of countertop space, a useful breakfast bar, and space for all suitable appliances. The dual aspect lounge is a nice family room with a bow window to the front and double patio doors to the rear. Completing the downstairs is an office room, conservatory, and downstairs WC.

Heading upstairs to the first floor you are presented with four bedrooms, three of which are good-sized doubles and then a smaller but still generously sized fourth bedroom. The main bedroom has built in wardrobes, and an ensuite shower room with a hand wash unit and WC. The family bathroom has bathtub with shower over, hand wash unit and WC.

Externally, the home has a private east facing rear garden, with a paved patio, fencing and suitable shrubs to the perimeter. To the side of the property is a double detached garage with lighting and an electric garage door.

Viewing this home is highly recommended!





Property Specification

FOUR BEDROOM FAMILY HOME
POPULAR CALDER DRIVE ESTATE
BEAUTIFUL MODERN KITCHEN
DOUBLE GARAGE
DUAL ASPECT LOUNGE

Lounge 7.10m (23'4") x 4.00m (13'1")

Kitchen/Diner 8.10m (26'7") x 3.80m (12'6")

Conservatory 2.50m (8'2") x 1.90m (6'3")

Office 2.40m (7'10") x 2.33m (7'8")

WC 2.33m (7'8") x 0.80m (2'7")

Bedroom 1 3.80m (12'6") x 3.68m (12'1")

En-suite 2.40m (7'10") x 1.60m (5'3")

Bedroom 2 4.50m (14'9") x 3.10m (10'2")

Bedroom 3 3.22m (10'7") x 3.00m (9'10")

Bedroom 4 2.72m (8'11") x 1.84m (6')

Bathroom 3.81m (12'6") x 1.70m (5'7")

Double Garage 5.70m (18'8") x 4.60m (15'1")

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: 22nd May 2024

Viewer's Note:

Services connected: Gas, Water, Electric and Drainage

Council tax band: E

Tenure: Freehold

