86 PILKINGTON AVENUE
SUTTON COLDFIELD
B72 1LQ

ASTON KNOWLES

CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

Being Sold by Aston Knowles Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies

This exceptionally well-presented and generously proportioned, traditional freehold 1950s detached family home offers spacious and highly versatile accommodation arranged over two storeys. The property is ideally suited to modern family living, including multi-generational occupation.

The ground floor accommodation comprises an enclosed entrance porch leading into a welcoming reception hall, together with a principal bedroom benefitting from an en-suite shower room. There is a second bedroom, alongside a versatile reception room which may also serve as bedroom three. The property further offers a spacious lounge and dining room, a study, fitted kitchen, utility room, games room or gym, and a family bathroom. A staircase rises from the ground floor to the first-floor accommodation above.

To the first floor, the landing provides access to bedroom four and bedroom five, together with a separate toilet and useful storage or eaves spaces.

Externally, the property is approached via a block paved in-and-out driveway and enjoys a rear garden patio, summer house, lawned garden, and raised planters.

EPC Rating: C

Total Approximate floor area: 2388 Sq. Ft or 221.90 Sq. Meters

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
Situated in a highly desirable location ideal for access to local schools and within short distance of Sutton Coldfield. The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Located nearby is Sutton Park, one of Europe's largest urban parks, offers great scope for walking, golf and a variety of other outdoor pursuits and most recently the host of the triathlon for the commonwealth games. Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants, and coffee shops within the Gracechurch Shopping Centre. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Description of Property
Nestled within a sought-after residential setting, this beautifully presented detached bungalow with a thoughtfully converted first floor offers an exceptional blend of versatile living accommodation, contemporary styling, and tranquil landscaped gardens. Extending to approximately 2,388 sq. ft., the property has been carefully enhanced to create a sophisticated yet welcoming family home perfectly suited to modern lifestyles.

Upon entering, an enclosed entrance porch opens into an elegant reception hall, setting the tone for the accommodation beyond. The principal bedroom enjoys an attractive front-facing position, enhanced by charming bow bay windows that flood the room with natural light, together with a spacious contemporary en-suite shower room featuring a large walk-in shower, cream-toned tiling, and an illuminated LED vanity mirror.

A second bedroom is discreetly positioned toward the rear of the property, benefitting from its own independent access and a skylight that creates a bright and airy atmosphere. To the front of the home, a further reception room or optional third bedroom also enjoys bow bay windows and offers superb flexibility for use as a formal sitting room, guest accommodation, or additional family living space.

Undoubtedly one of the standout features of the home is the impressive open-plan lounge and dining room situated at the rear of the property. Designed with both entertaining and everyday living in mind, this expansive space is centred around a feature fireplace and complemented by bi-folding doors that seamlessly connect the interior with the rear garden terrace, allowing for effortless indoor-outdoor living during the warmer months. Adjacent to the living area lies a beautifully appointed modern kitchen, recently renovated to include sleek white cabinetry, contemporary work surfaces, and a range of integrated appliances. A separate utility room provides further practicality, with direct access to the rear garden. Beyond this, a versatile games room or gym benefits from both internal access via the utility room and its own separate entrance from the front of the property, lending itself perfectly to a home business, studio, or leisure suite.

Additional ground floor accommodation includes a dedicated study positioned near the staircase and a well-appointed family bathroom.

The first floor continues the property's adaptable appeal, with a landing leading to two further bedrooms. Bedroom four is particularly generous in size, occupying much of the upper floor, while bedroom five offers a more intimate and characterful retreat. A separate WC and useful eaves storage complete the upper level, further emphasising the practicality of this cleverly converted loft space.

Externally, the property is approached via an attractive sweeping in-and-out block paved driveway framed by mature evergreen planting and established hedgerows, creating both privacy and impressive kerb appeal. The beautifully landscaped rear garden has been thoughtfully designed for relaxation and entertaining, featuring a raised decked terrace ideal for alfresco dining, contemporary grey slate pathways, and a gravel walkway leading gracefully through the grounds.

A particularly charming addition is the sleek summer house, complete with French doors opening onto its own private decked seating area — an idyllic setting for home working, entertaining, or simply enjoying the peaceful surroundings. The garden itself is further enhanced by a well-maintained lawn, raised planters, and an abundance of mature trees and evergreen borders that provide a wonderful sense of tranquillity and seclusion.

Modern Auction
Modern Auction, is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.
A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents.
When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £9,395 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.
If you require any further information, please do not hesitate to contact us.

Distances
Streetly Village - 3.9 miles
Sutton Coldfield - 1.6 miles
Birmingham - 6.2 miles
Lichfield - 10.7 miles
M6 Toll (T5) - 7.3 miles
M6 (T7) - 8.7 miles
M42 (J9) - 6.3 miles
Birmingham International - 10.9 miles
NEC - 10.3 miles

(Distances approximate)
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Directions from Aston Knowles
From the agents' office at 8 High Street, head south-east on Coleshill St, turn right to stay on Coleshill St, turn left at the first cross street onto Mill St/A5127, slight right onto Lower Queen/A5127, at the roundabout take the first exit onto Birmingham Rd/A5127, turn left onto Pilkington Avenue and the property will be on your right.

Terms
Tenure: Freehold

Local authority: Birmingham City Council

Council Tax band: F

Average area Broadband speed: 150 Mbps. Full Fibre also available

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

Fixtures and Fittings
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

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

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 2026
Particulars prepared: May 2026

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.Buyer Identity Verification Fee:

ASTON KNOWLES

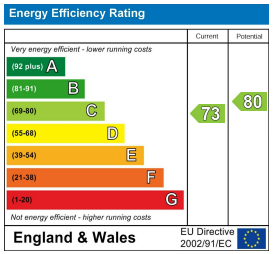
Pilkington Ave, Birmingham, Sutton Coldfield B72 1LQ

Approximate gross internal area:
2388 Sq Ft / 221.90 Sq M

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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