

78 KEMPSON AVENUE
SUTTON COLDFIELD
B72 1HF


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This distinguished home offers the perfect balance of elegance, comfort, and practicality. With its versatile accommodation, bespoke features, and thoughtfully landscaped gardens, it presents a rare opportunity for discerning buyers seeking a truly special residence.

Accommodation

Ground Floor:

- Covered porch with double doors
- Entrance hallway with under-stairs storage
- Study with fireplace
- Drawing/Dining room with fireplace and log burner
- Garden room with skylights, access to kitchen, and French doors to rear patio
- Kitchen/Breakfast room with central island (gas + induction hob, extractor), pantry, bifold doors to garden, and skylights
- Secondary kitchen with hob, induction fan, sink, and access to garage and side of property
- Downstairs shower room with corner cubicle
- Staircase to first floor

First Floor:

- Spacious landing and hallway with library
- Principal bedroom with wardrobes, storage closet, and ensuite with his/hers basins and LED lights
- Bedroom 2 with wardrobes and ensuite bathroom, room divider with walk-through dressing area
- Bedroom 3 with wardrobes and ensuite (corner shower)
- Bedroom 4 with wardrobes, front-facing
- Bedroom 5, front-facing
- Bedroom 6, single room, rear-facing
- Family bathroom with bathtub and corner shower

Gardens and grounds:

- Redbrick in/out crescent driveway and crescent-shaped lawn with border hedges and shrubs
- Integral garage with access to secondary kitchen
- Grey granite paved rear patio with Steps and ramp to rear lawn
- Fish pond with water feature
- Arbour bench swing, pergola, and summer house (bay windows, French doors, built-in storage)
- Garden sheds and raised brick garden areas
- Mature trees, privacy fencing, ornamental trees (incl. Japanese maple)
- Tranquil garden bordered by private fields

EPC Rating: TBC

Approximate total floor area: 3279 Sq. Ft or 305 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

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 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, Highclare private 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

Nestled behind a redbrick paved in-and-out crescent driveway and framed by meticulously maintained hedging, this exceptional family residence offers a rare opportunity to acquire a home of both refined elegance and practical sophistication. This beautifully presented property spans two floors and combines spacious, versatile accommodation with exquisite garden grounds, making it ideal for both family living and stylish entertaining.

Ground Floor

A lovely covered porch entrance with double doors opens into a welcoming entrance hallway, offering an immediate sense of space and comfort. To the front of the property, a study featuring a charming fireplace provides a quiet retreat for work or reading, while the drawing room/dining room, also with an elegant fireplace, sets the tone for refined gatherings. There is also a fitted and fully functional log fire for those winter evenings.

Flowing seamlessly from the main reception area is a light-filled garden room, complete with two skylights and French doors that open out onto the rear garden patio, ideal for alfresco dining or morning coffee. This inviting space also grants access to the heart of the home; a beautifully appointed kitchen/breakfast room. Designed for both everyday living and culinary occasions, the kitchen boasts a central island with integrated gas hob, induction hob with extractor unit above, a pantry closet, three skylights which are remote electrically operated, under floor heating, and expansive bifolding doors leading directly to the garden patio, perfect for seamless indoor-outdoor entertaining. Adjacent to the main kitchen, a well-equipped spice kitchen offers further convenience with its own cooker hob, induction fan, and inset sink, as well as internal access to the integral double garage and side entrance of the property.

Completing the ground floor is a stylish shower room, fitted with a corner shower cubicle, offering added flexibility for guests and family members alike.

A staircase back in the entrance hall rises gracefully to the first floor.

First Floor

The spacious first floor landing provides access to six bedrooms, arranged to accommodate both family members and guests in comfort and privacy.

The principal bedroom suite is a peaceful haven, offering ample wardrobe space, a separate storage closet, and a modern ensuite shower room with a corner cubicle.

Bedroom two enjoys its own ensuite bathroom and is fitted with extensive wardrobes, while bedroom three, also benefitting from an ensuite shower room and ample storage, overlooks the rear garden.

Bedroom four and bedroom five enjoy views over the front aspect, while bedroom six, a charming room ideal as a nursery, looks out onto the rear garden.

A stylish family bathroom completes the accommodation, featuring a bathtub and separate corner shower cubicle, ensuring convenience for a busy household.

Gardens and Grounds

The grounds of the property are truly beautiful, combining elegance, practicality, and natural beauty.

To the front, a crescent-shaped lawn is bordered by mature hedges and shrubs, offering a welcoming first impression. The in-and-out driveway provides ample parking and leads to the integral wide garage with electric fob controlled garage doors and internal access.

To the rear, the grey granite paved garden patio is ideal for entertaining, with steps and a wheelchair-accessible ramp leading down to the expansive manicured lawn. The garden is richly planted with mature trees, flowering shrubs, and ornamental highlights such as a stunning Japanese maple.

At the heart of the garden lies a serene wildlife and fish pond and water-feature, surrounded by nature and complemented by a charming arbour bench swing, pergola, and a delightful summer house with French doors, two bay windows, and integrated storage, perfect for use as a studio, playroom, or quiet retreat.

A spacious garden shed offers excellent storage, while discreet fencing ensures privacy throughout. This exceptional outdoor space provides year-round enjoyment and a perfect backdrop for both relaxation and celebration.

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)

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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.





Terms

Tenure: Freehold
Local Authority: Birmingham City Council
Tax Band: F
Broadband Average Area Speed: 1000 Mbs

Services

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

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale. Others may be available by separate negotiation.

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: June 2025
Particulars prepared: June 2025

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.

Kempson Avenue, Sutton Coldfield

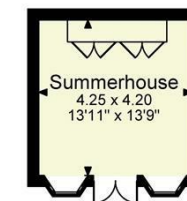
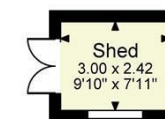
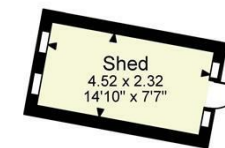
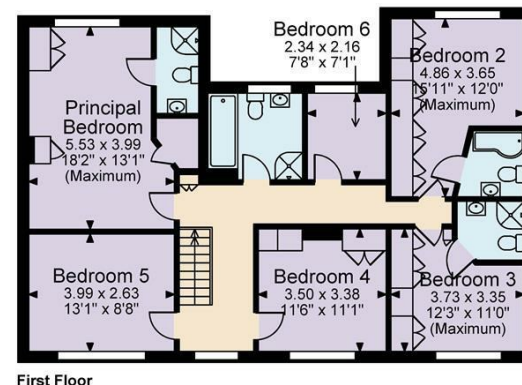
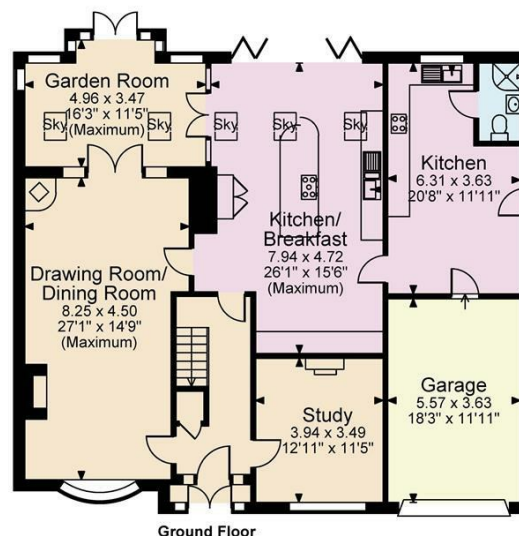
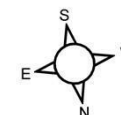
Approximate Gross Internal Area

Main House = 2714 Sq Ft/252 Sq M

Garage = 218 Sq Ft/20 Sq M

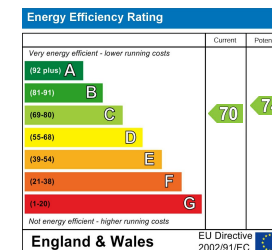
Outbuildings = 383 Sq Ft/36 Sq M

Total = 3315 Sq Ft/308 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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