

49 MELROSE AVENUE, SUTTON COLDFIELD, B73 6NS







Offers Around £725,000

Situated on the highly desirable Melrose Avenue in Sutton Coldfield, this impressive and substantially extended five bedroom detached family home occupies a generous corner plot, offering an exceptional amount of versatile living accommodation, extensive off road parking and a beautifully established rear garden. The property has been thoughtfully extended to provide a superb layout ideally suited to modern family living, with an impressive extended lounge, separate dining room, substantial additional sitting room/playroom and a spacious open plan kitchen/dining room with central island and French doors opening onto the rear garden. To the first floor are five bedrooms, including a principal bedroom with fitted wardrobes, a further two bedrooms also with fitted wardrobes and one having direct access to the Jack & Jill Shower room, along with a further double bedroom and a well appointed family bathroom. The fifth bedroom offers excellent flexibility as a nursery, dressing room or home office. Externally, the property continues to impress with its generous lawned garden, mature planting, extensive driveway parking and additional gated parking area with covered space suitable for a motorhome or caravan. This is a fantastic opportunity for families seeking a spacious and versatile home with excellent indoor and outdoor accommodation.

Ideally positioned on the sought after Melrose Avenue, the property enjoys a fantastic residential location within easy reach of the beautiful open spaces of Sutton Park, offering extensive walking routes, cycling opportunities and outdoor leisure facilities. The popular Boldmere High Street is also conveniently located nearby, providing an excellent selection of independent shops, cafés, restaurants and everyday amenities, while Princess Alice Retail Park and Sutton Coldfield Town Centre offer further shopping and leisure facilities. Families are particularly well catered for with a choice of nearby primary and secondary schools, including Boldmere Infant and Junior Schools, St Nicholas Catholic Primary School and Sutton Coldfield Grammar School for Girls. Excellent transport connections are available via local bus routes and Wylde Green Railway Station, providing convenient access into Birmingham City Centre and beyond. Combining a desirable location with exceptionally spacious accommodation, generous gardens and flexible parking arrangements, this wonderful family home must be viewed internally to fully appreciate everything it has to offer. Occupying a generous corner plot, the property benefits from a block paved driveway providing off road parking, together with an established planted display to the corner and an attractive brick built wall. The frontage offers an appealing approach to the property, with enhanced security steel bollards to the drive along with additional parking facilities available to the side of the property.

ENTRANCE HALL: Accessed via a partially obscure PVC double glazed entrance door, with obscure PVC double glazed windows to the side, radiator, staircase rising to the first floor landing, useful understairs storage cupboard and doors leading to the guest WC and dining room.

GUEST WC: Having an obscure PVC double glazed window to front, radiator, low flushing WC and hand wash basin set within a vanity unit.

The Property Ombudsman

28 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN

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DINING ROOM: 12'10" max x 10'5" min x 11'1" A well proportioned reception room featuring a PVC double glazed bay window to front, radiator and an attractive electric fire set upon a marble hearth with matching inset and decorative surround. Offering ample space for a dining table and accompanying furniture, this room provides an ideal setting for both everyday family dining and more formal entertaining.

EXTENDED LOUNGE: 22'10" x 11'2" An impressive and generously extended main reception room, offering excellent space for a variety of lounge furnishings. Featuring PVC double glazed French doors opening directly onto the rear garden, with additional PVC double glazed windows to either side, allowing plenty of natural light to fill the room. A gas coal effect fire, set upon a marble hearth with matching inset and decorative surround, provides an attractive focal point, complemented by a radiator. The generous proportions make this an ideal space for relaxing and entertaining.

OPEN PLAN KITCHEN/DINING ROOM: 17'5" x 17" A particularly impressive and spacious open plan kitchen and dining area, thoughtfully arranged to create a fantastic hub of the family home. Having PVC double glazed French doors opening onto the rear garden, PVC double glazed windows to side and a partially obscure PVC double glazed door providing further side access.
The kitchen is fitted with a comprehensive range of matching base and wall mounted units with drawers, complemented by work surfaces incorporating a porcelain style sink. Integrated appliances include a dishwasher and double ovens, together with space for an American style fridge freezer. A central island provides additional preparation space and storage, incorporating further base units, a five ring gas hob with cooking plate and an integrated extractor hood above. The spacious dining area comfortably accommodates a family dining table and chairs, making this a superb space for everyday living and entertaining, with convenient access to the rear garden.

ADDITIONAL SITTING ROOM / PLAYROOM / HOME OFFICE: 18'2" x 9'4" A substantial and highly versatile additional reception room, featuring a PVC double glazed box bay window to front and radiator. This excellent space offers flexibility to suit a variety of family requirements and could be utilised as a second sitting room, children's playroom, home office or family room. Double doors provide access through to the open plan kitchen/dining room, creating a practical and sociable layout.

FIRST FLOOR LANDING: Having access to the loft space and doors leading to the bedrooms and family bathroom.

BEDROOM ONE: 12'0" x 10'7" A spacious principal bedroom featuring a PVC double glazed box bay window overlooking the rear garden, radiator and a range of fitted wardrobes with mirrored sliding doors, providing excellent storage while retaining ample space for additional bedroom furnishings.

BEDROOM TWO: 10'7" x 10'3" A further well proportioned bedroom having a PVC double glazed bay window to front and fitted wardrobes with mirrored doors, providing useful storage space.







TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: E Council:

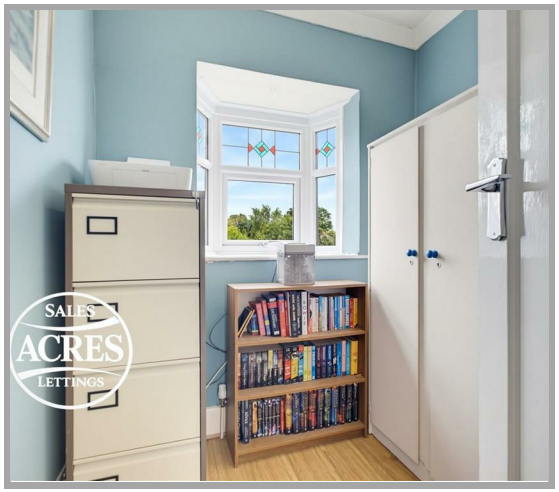

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BEDROOM THREE: 15'7" max x 9'5" min Having a PVC double glazed window overlooking the rear garden, radiator and fitted wardrobes, offering practical bedroom accommodation with useful built in storage and has direct access to the Jack & Jill shower room.

BEDROOM FOUR: 10'8" x 8'11" Having a PVC double glazed window to front, radiator, fitted wardrobes and a door providing direct access to the Jack & Jill shower room.

JACK & JILL SHOWER ROOM: Having an obscure PVC double glazed window to side, enclosed corner shower cubicle, low flushing WC, hand wash basin set within a vanity storage unit and ladder style heated towel radiator.

BEDROOM FIVE / HOME OFFICE / NURSERY: 6'7" x 6'7" Having a PVC double glazed window to front and radiator. This versatile room would make an ideal nursery, home office, or dressing room, depending upon individual requirements.

FAMILY BATHROOM: A well appointed family bathroom featuring an obscure PVC double glazed window to rear, panelled bath, separate enclosed shower cubicle, low flushing WC, hand wash basin set within a vanity storage unit and ladder style heated towel radiator.

GENEROUS REAR GARDEN: The property enjoys a particularly generous and well established rear garden, providing an excellent outdoor space for families and entertaining. A block paved area extends to the side of the property, with further parking facilities and timber gates providing access from the front. Block paved steps lead up to an extensive lawned garden, bordered by an attractive variety of mature shrubs, established bushes and trees, creating a pleasant and private feeling outdoor setting. The garden offers excellent space for outdoor dining, children's activities and general relaxation, with a timber garden shed positioned towards the rear providing useful additional storage. A particularly noteworthy feature is the additional side access leading to a further parking area to the rear, currently utilised for motorhome or caravan parking, complete with a covered parking space with an up and over door. This offers excellent versatility for purchasers requiring additional vehicle storage or parking for larger recreational vehicles.

An added benefit is that the current owners previously secured planning permission for a number of improvements, including a loft extension and the construction of a substantial brick built double garage ideal for housing a caravan or motorhome, positioned at the top of the garden. Although this planning permission has now elapsed it offers an insight into the properties fantastic potential and the exciting opportunities available for future owners (subject to obtaining the necessary consents).

The Property Ombudsman

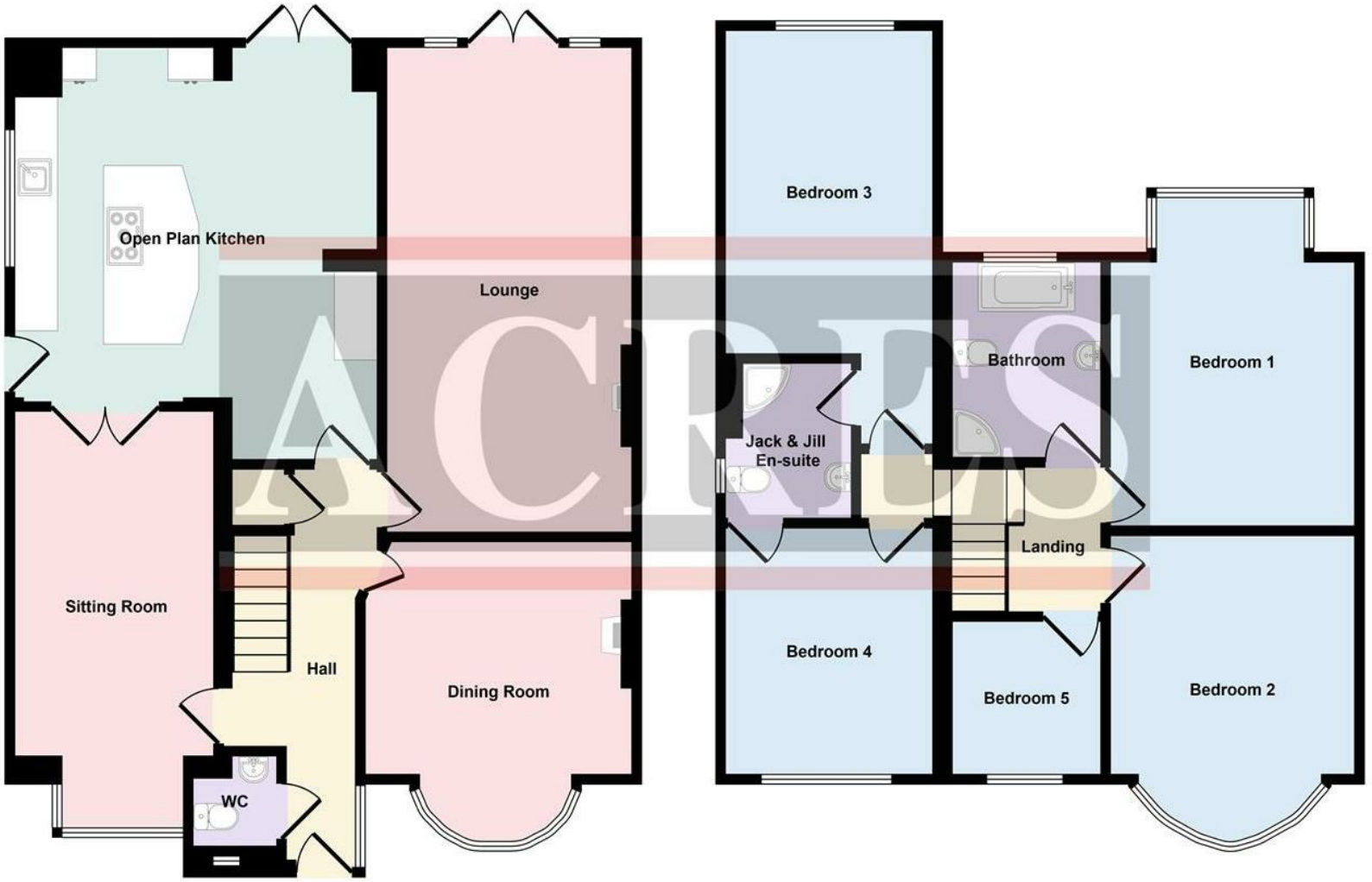
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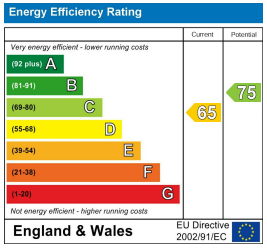

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Approx Gross Internal Area
174 sq m / 1869 sq ft



Ground Floor
Approx 96 sq m / 1036 sq ft

First Floor
Approx 77 sq m / 833 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.