



Rectory Park Close,
Sutton Coldfield, B75 7BW

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Offers In Excess Of £355,000**

Newton Fallowell welcome this charming three bedroom semi-detached period home on RECTORY PARK CLOSE, SUTTON COLDFIELD. This property briefly comprises of a welcoming porch to a spacious hallway, two reception rooms, kitchen, utility, downstairs guest W/C and garage. The first floor has three spacious bedrooms and a family bathroom. The front of the property benefits from a driveway suitable for 2/3 cars and to the rear is a mature maintained garden. The property is located close to local amenities such as shops, public transport and local schools.

This semi-detached period property is one not to be missed. Check out the 360 tour online and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

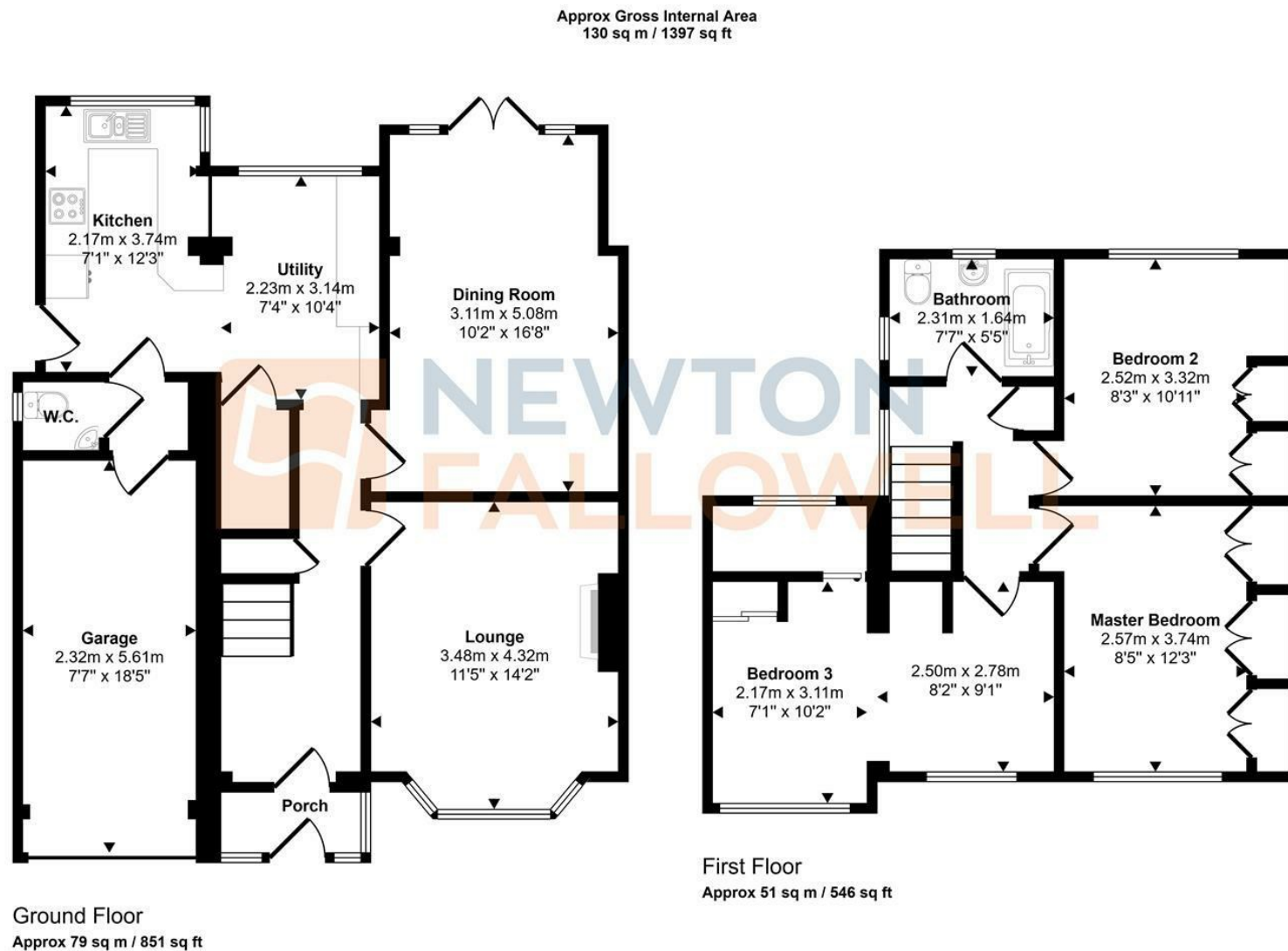


these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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.

