



**Rectory Park Close,**  
Sutton Coldfield, B75 7BW





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£355,000**

Rare Opportunity offered by Newton Fallowell this charming spacious 3 bedroom semi detached family home in this much sought after cul-de-sac location RECTORY PARK CLOSE, SUTTON COLDFIELD.

For the first time in 60 years, this cherished family home is now available - offering a rare chance to secure a spacious, well located property in one of the area's most desirable spots. Set in a peaceful cul-de-sac nestled in a family friendly neighbourhood, this property is ideal for first time buyers and growing families.

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!





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









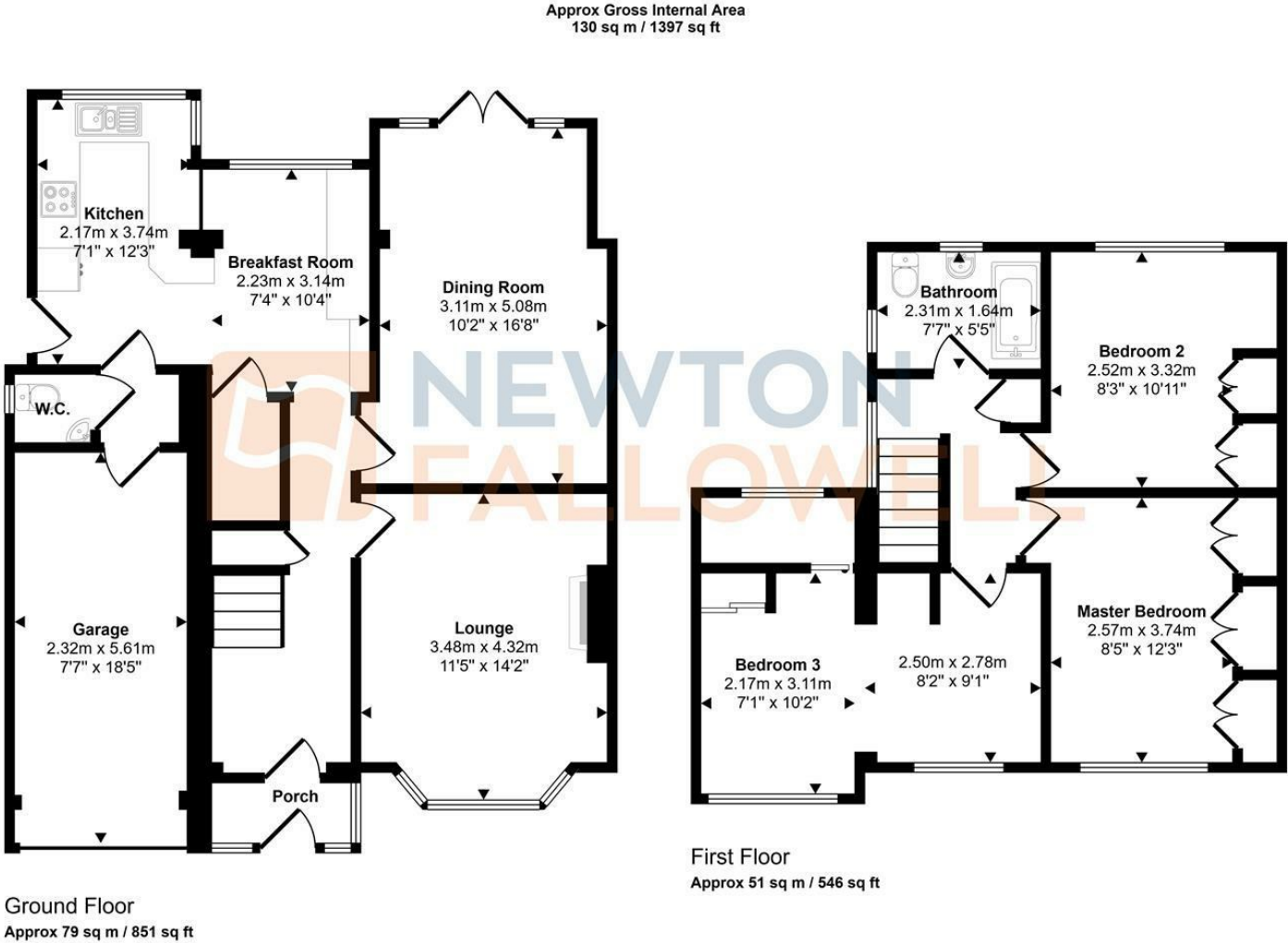
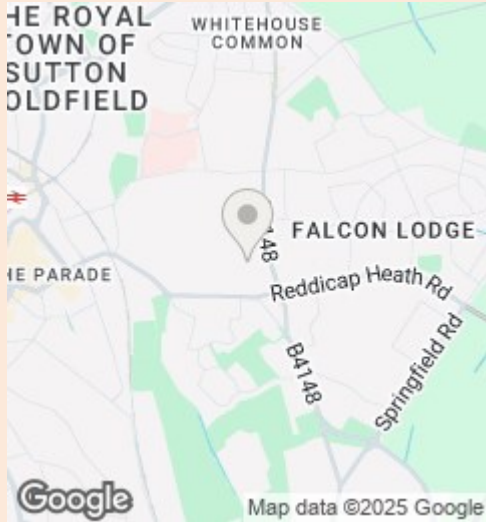








| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



