

Rectory Park Road,



£375,000

Nestled on the charming Rectory Park Road in Birmingham, this stunning semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,512 square feet, this property boasts four spacious bedrooms, including a beautiful master bedroom that serves as a tranquil retreat.

The house features two inviting reception rooms, ideal for both relaxation and entertaining guests. The amazing kitchen is a true highlight, designed to inspire culinary creativity and family gatherings. With two well-appointed bathrooms, convenience is at your fingertips, ensuring that busy mornings run smoothly.

Outside, the dreamy garden provides a serene outdoor space, perfect for enjoying sunny afternoons or hosting summer barbecues. The property also offers ample parking for up to three vehicles, making it a practical choice for families or those with multiple cars.

Built in the late 1940s, this home retains a sense of character while offering modern comforts. Its stunning design and thoughtful layout make it an ideal choice for anyone seeking a welcoming family home in a desirable location. Don't miss the opportunity to make this remarkable property your own.





## Rectory Park Road,

- Semi-Detached
- 4 Bedrooms
- Locked garage
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Double Glazing
- Ideal Family Home

### Reception

9'11" x 10'11" (3.02m x 3.32m)

Double glazed bay window to front, laminate flooring, two wall mounted radiators, ceiling lights, skirting

### Living Room

16'8" x 15'5" (5.08m x 4.70m)

Double glazed sliding patio door to rear, double glazed Velux windows, carpet flooring, electric fire place, ceiling light, skirting, two wall mounted radiators

### Office Room

7'9" x 12'1" (2.35m x 3.69m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Kitchen

12'8" x 12'2" (3.85m x 3.71m)

Double glazed window to rear, double glazed Velux windows, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas hob, integrated electric cooker and extractor fan

### Utility

Door to kitchen, storage units, worktop, tile flooring, Plumbing for white goods

### Annex

15'5" x 4'8" (4.71m x 1.41m)

Double glazed door to garden, storage units, worktop, Lino flooring, electric power point

### WC

3'7" x 3'7" (1.08m x 1.08m)

Tile flooring, toilet, ceiling light, wash basin with mixer tap

### Garage

15'11" x 8'2" (4.85m x 2.50m)

Garage door, ceiling light, concrete flooring, door to garden

### Master Bedroom

11'9" x 12'2" (3.58m x 3.70m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bathroom/En-suite

6'9" x 12'2" (2.05m x 3.70m)

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, wall mounted radiator

### Bedroom 1

9'11" x 9'10" (3.02m x 3.00m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 2

10'2" x 9'10" (3.11m x 3.00m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

## Directions





Rectory Park Road,



### Bedroom 3

6'5" x 5'3" (1.95m x 1.59m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Shower Room

5'7" x 5'3" (1.71m x 1.59m)

Privacy double glazed window to rear, Lino flooring, wall tiles, shower unit, pedestal sink with mixer tap, wall mounted radiator

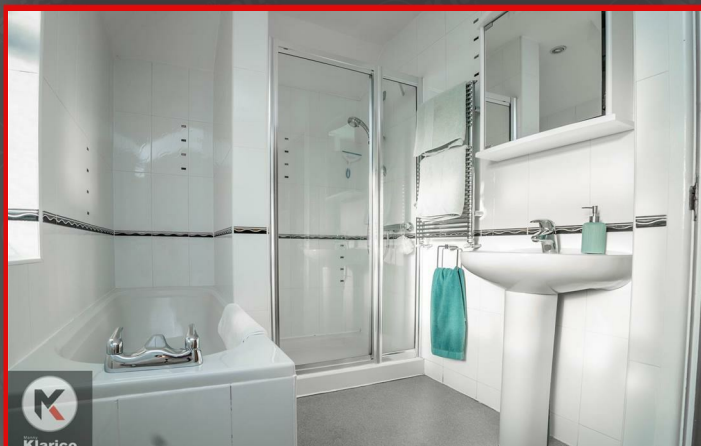
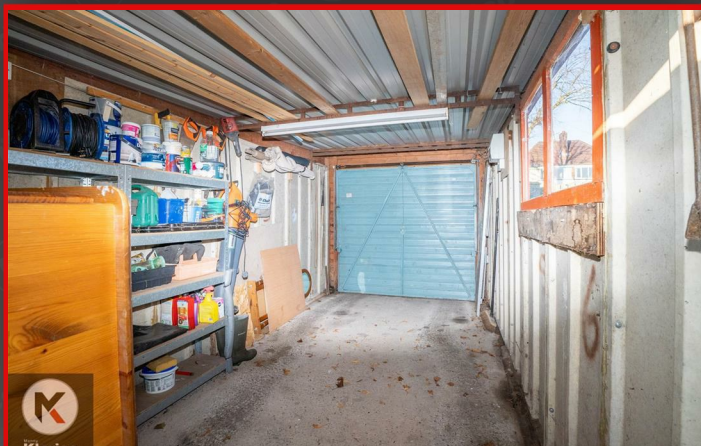
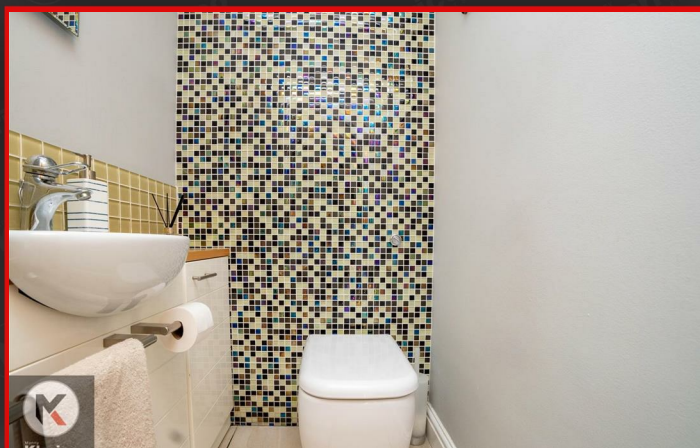
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



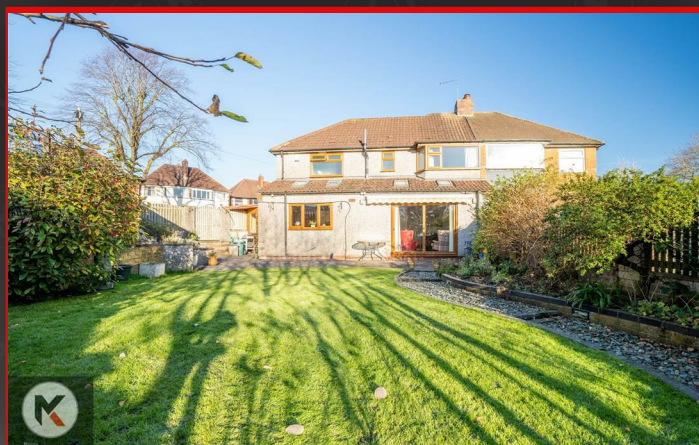


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Total area: approx. 139.7 sq. metres (1503.8 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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