



Connells

Rectory Road
SUTTON COLDFIELD



Property Description

Connells are pleased to offer to market this immaculately presented three bedroom terraced home in a sought after location within walking distance to Good Hope Hospital, Sutton Town Centre and Park. The property boasts off-road parking for one car to the front via a gravelled driveway. The ground floor provides a spacious living room, modern kitchen plus conservatory. The first floor is home to a modern family bathroom plus two bedrooms, one with en suite WC recently fitted. The second floor offers a third sizeable loft room currently utilised as an additional bedroom with ample storage. There is a good sized private garden to the rear. Viewing is essential to appreciate all this home has to offer. Accessed via the front door the property comprises:

Living Room

13' 8" INTO UNDERSTAIRS RECESS x 15' MAX (4.17m INTO UNDERSTAIRS RECESS x 4.57m MAX)

With radiator, double glazed window to the front, open staircase to first floor with recess under, feature fireplace with open chimney and door to the Kitchen.

Kitchen

13' 7" x 10' 5" (4.14m x 3.17m)

Fully fitted modern kitchen with a range of wall and base units with worktops over, integrated washing machine and full length fridge freezer, electric oven, gas hob with cooker-hood over, radiator and ample dining area. Door to Conservatory and double glazed window to the rear.

Conservatory

11' 6" x 8' 2" (3.51m x 2.49m)

With flagstone tiled floor, double glazed windows to the rear and side and french doors to the garden.

First Floor Landing

With stairs from the ground floor, door and staircase to the second floor and doors to:

Bedroom One

8' 9" PLUS DOOR RECESS x 13' 8" (2.67m PLUS DOOR RECESS x 4.17m)

With double glazed window to the front, radiator and original feature fireplace. Under stairs En Suite with low level WC and wash hand basin with part tiling. There is a barn style door to separate bedroom one from the first floor staircase.

Bedroom Three

10' 5" MAX x 6' 8" (3.17m MAX x 2.03m)

With double glazed window to the rear, radiator and cupboard housing CH boiler.

Bathroom

Partially tiled suite comprising bath with mains powered shower over, wash hand basin, low level WC, heated towel rail style radiator and double glazed window to the rear.

Second Floor

Loft Room

13' 7" MAX x 12' PLUS RECESS (4.14m MAX x 3.66m PLUS RECESS)

Currently utilised as a second bedroom with staircase into room, two double glazed velux style windows to the rear, radiator and eaves storage.

Outside

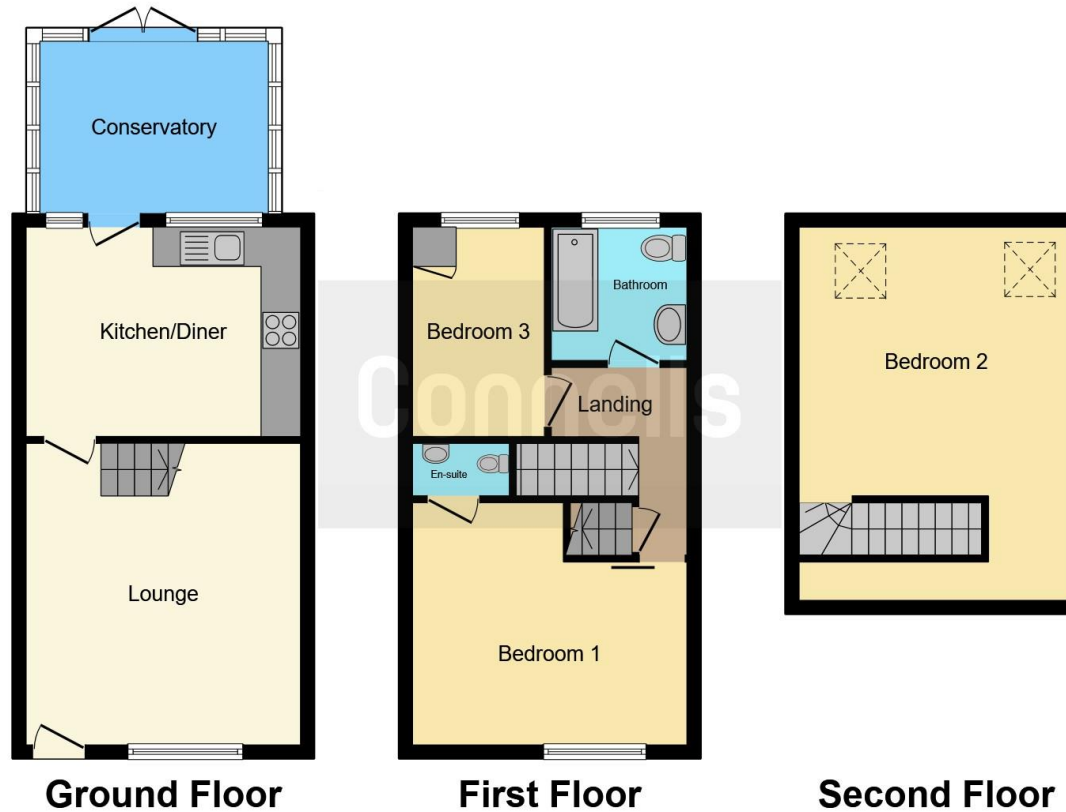
To the front is a gravelled driveway providing off-road parking.

To the rear is a fully enclosed garden with patio area, laid to lawn and trees, external tap and rear paved seating area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SCO309834

Tenure: Freehold



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