



Connells

Rectory Park Avenue
SUTTON COLDFIELD



Property Description

Connells are delighted to present this thoughtfully extended and modernised three bedroom semi detached home in a sought after location with walkable access to Rectory Park. The property has undergone a Garage conversion providing an additional reception room with multi-purpose use, in addition to providing a utility room and ground floor guest WC. The kitchen has been tastefully extended and recently refitted. The ground floor is completed with a spacious Living Room plus separate Dining Room with patio doors to the garden. The first floor is home to two generous double bedrooms and further single room with modern bathroom suite. Externally the home boasts a south facing garden to the rear and ample off-road parking to the front. Viewing is highly recommended to appreciate all this house has to offer. Accessed via the front door the property comprises:

Entrance Hall

With main door to the front, radiator, stairs to the first floor landing, understairs storage and doors to:

Living Room

12' 6" + BAY x 11' 9" MAX (3.81m + BAY x 3.58m MAX)

With double glazed bay window to the front, internal french doors to the Dining Room, radiator and wood burner fire installed

Dining Room

10' 10" + DOOR RECESS x 11' 9" MAX (

3.30m + DOOR RECESS x 3.58m MAX)

With internal french doors from the Living Room and door to the Hall, double glazed patio doors to the garden and radiator

Kitchen

13' TO CABINETS x 10' 1" MAX (3.96m TO CABINETS x 3.07m MAX)

Recently refitted kitchen with a range of wall and base units with worktops over, Rangemaster style cooker with gas hob and cooker-hood over, Belfast style ceramic sink and drainer, integrated dishwasher, splashback tiling, space for freestanding fridge-freezer, double glazed sky light and window to the rear, radiator, doors to the Utility and Garden

Utility Room

7' 3" MAX x 4' 3" MAX (2.21m MAX x 1.30m MAX)

With space and plumbing for washing machine, worktops, extractor fan, double glazed window to the side and door to the WC

Reception Room 3

10' 5" + RECESS x 7' 2" (3.17m + RECESS x 2.18m)

With double glazed window to the front, radiator and cupboard housing electric meters

Guest Wc

With low level WC, wash hand basin, radiator and extractor fan

First Floor Landing

With stairs from the ground floor, loft access with pull down ladder, CH boiler located in the loft, airing cupboard with storage, double glazed window to the side and doors to:

Bedroom One

11' 9" MAX x 12' 5" MAX (3.58m MAX x 3.78m MAX)

With radiator and double glazed window to the front

Bedroom Two

11' x 10' 5" MAX (3.35m x 3.17m MAX)

With radiator, built in wardrobes and double glazed window to the rear

Bedroom Three

9' 3" MAX x 7' 9" MAX (2.82m MAX x 2.36m MAX)

Bathroom

Partially tiled suite comprising bath with mixer taps, rainfall and handheld shower over, low level WC, wash hand basin, heated towel rail style radiator, double glazed windows to the rear and side and extractor fan

Outside

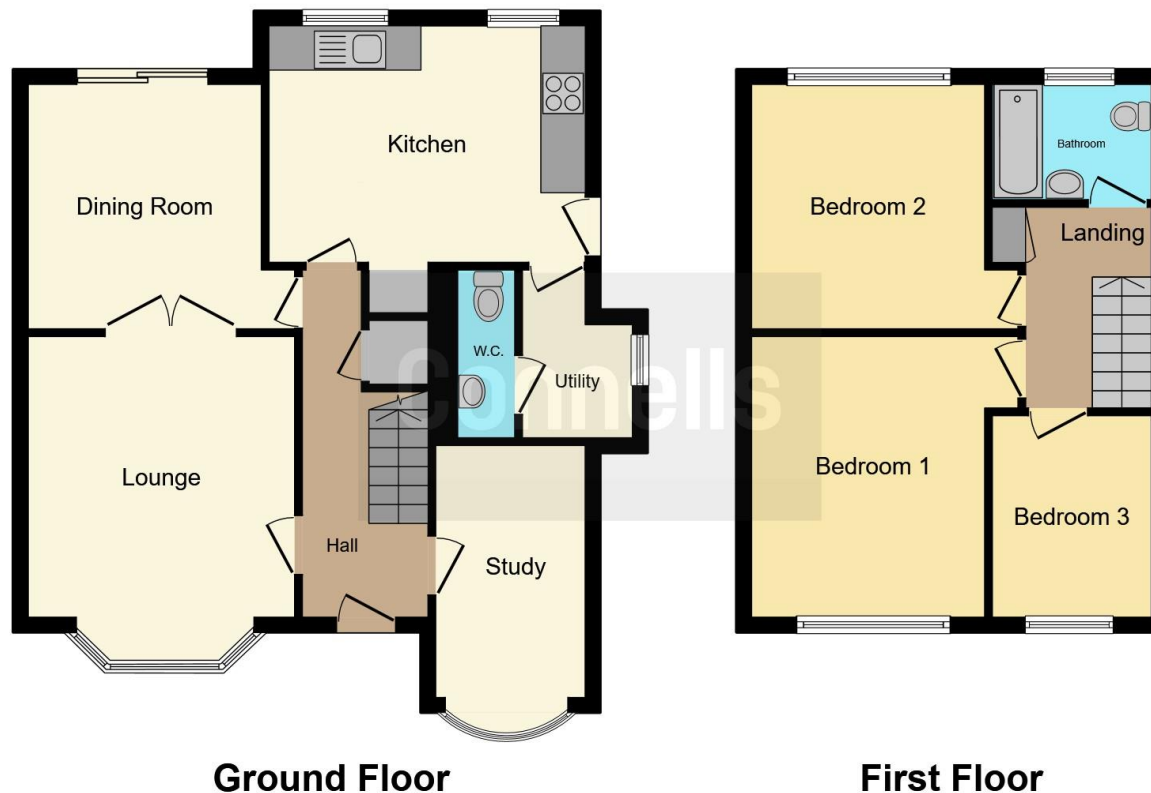
To the front is a driveway providing off-road parking for several vehicles along with further gravelled area.

To the rear is a fully enclosed south facing garden with recently replaced patio area, lawn and shed to the rear, hot and cold tap installed along with electrical power supply.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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