



Connells

Rectory Road
SUTTON COLDFIELD



Property Description

A well presented and extended 4 bedroom family detached home with the 4th bedroom being a double bedroom with an en-suite on the ground floor. Located in an excellent school catchment area for both primary and senior schools. Located close to main transport links and being set back well from the road with an in and out driveway. The home is located on the opposite side of the road to Rectory Park giving excellent access to dog walking, children's play area and cricket ground. The home has a canopied porch leading into a welcoming reception hallway. There is a family dining room to the front and an excellent sized lounge to the rear with a log burner and overlooking the rear garden. There is an extended open plan living kitchen family room at the rear with bi-fold doors across the back overlooking the landscaped garden. The room offers flexible space and has an impressive kitchen with central island with seating. The kitchen leads to a utility room. There is a ground floor bedroom which is an excellent size and has an en-suite shower room. There are 3 good sized bedrooms on the first floor and a refitted family bathroom. Located close to the heart of Sutton Town and Good Hope Hospital the home is surprisingly peaceful once inside. MUST BE VIEWED.

Canopied Entrance Porch

Having canopied porch area with composite door giving access into the reception hallway.

Reception Hallway

Having internal doors to lounge, dining room and kitchen, feature stain glass window and stairs lead to the first floor landing, door gives access into the ground floor bedroom four.

Family Lounge

17' 8" x 11' 5" (5.38m x 3.48m)

Having double glazed window to the rear overlooking the rear garden, having hardwood flooring, telephone point, TV aerial point, coving to ceiling, double panelled radiator to wall, feature brick fire place and feature log burner.

Dining Room

15' 10" x 11' 6" MIN (4.83m x 3.51m MIN)

Having double glazed walk in bay window to the front, radiator to wall, feature fire place with feature wooden fire surround, marble insert and hearth & coving to ceiling.

Bedroom Four

12' 5" x 13' 1" (3.78m x 3.99m)

Having double glazed window to the front, spotlight to ceiling, hardwood flooring, under floor heating and door gives access into the en-suite shower room.

Shower Room

Having walk in shower cubicle, wall mounted wash hand basin, low level flush WC, tiled flooring, under floor heating and extractor fan to wall.

Family Kitchen

21' 11" MAX x 17' 1" PLUS THE DOOR RECESS (6.68m MAX x 5.21m PLUS THE DOOR RECESS)

Being an impressive open plan living kitchen family room, having large seating or lounge area which has TV aerial point to wall. There are bi-fold doors across the back wall opening into the rear garden, there is an impressive

family kitchen area that has a central island with overhang seating area and built-in storage with quartz work tops over. The kitchen comprises a fitted kitchen having fitted base units and fitted wall unit. having sink and grooved drainer unit with tap over, two integrated electric ovens, integrated five ring gas hob, with built in cooker hood and extractor, integrated dishwasher, integrated fridge and integrated freezer, spotlight to ceiling, TV aerial point, feature limestone tiled flooring and feature brick exposed display wall, doors give access into the utility room.

Guest WC

Low level flush WC, wall mounted wash hand basin, extractor fan and tiled flooring.

Utility Room

5' 3" x 8' 4" MAX (1.60m x 2.54m MAX)

Having fitted base units with work surfaces over, built in pantry cupboard, space and plumbing for a washing machine, space for a dryer, under floor heating, spot lights to ceiling and extractor fan to wall.

First Floor Landing

Having doors to the three bedrooms and the family bathroom.

Bedroom One

13' PLUS THE BAY x 12' 10" MAX TO THE RECESS (3.96m PLUS THE BAY x 3.91m MAX TO THE RECESS)

Having double glazed walk in bay window to the front, radiator to wall, feature cast iron fire place and decorative picture railing.

Bedroom Two

13' 9" x 11' 3" MAX (4.19m x 3.43m MAX)

Having double glazed window to the rear overlooking the rear garden and radiator to wall.

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m)

Having double glazed window to the rear and radiator to wall.

Family Bathroom

Briefly comprising a refitted three piece bathroom suite, having panelled bath with central mixer taps over, shower over the bath, having a rainfall and hand held shower, wall mounted wash hand basin with two draws under, extractor fan, display recess, wall mounted heated towel rail, part tiling to walls and feature floor tiling, cupboard to wall housing the wall mounted heating boiler and providing storage and frosted double glazed window.

Outside

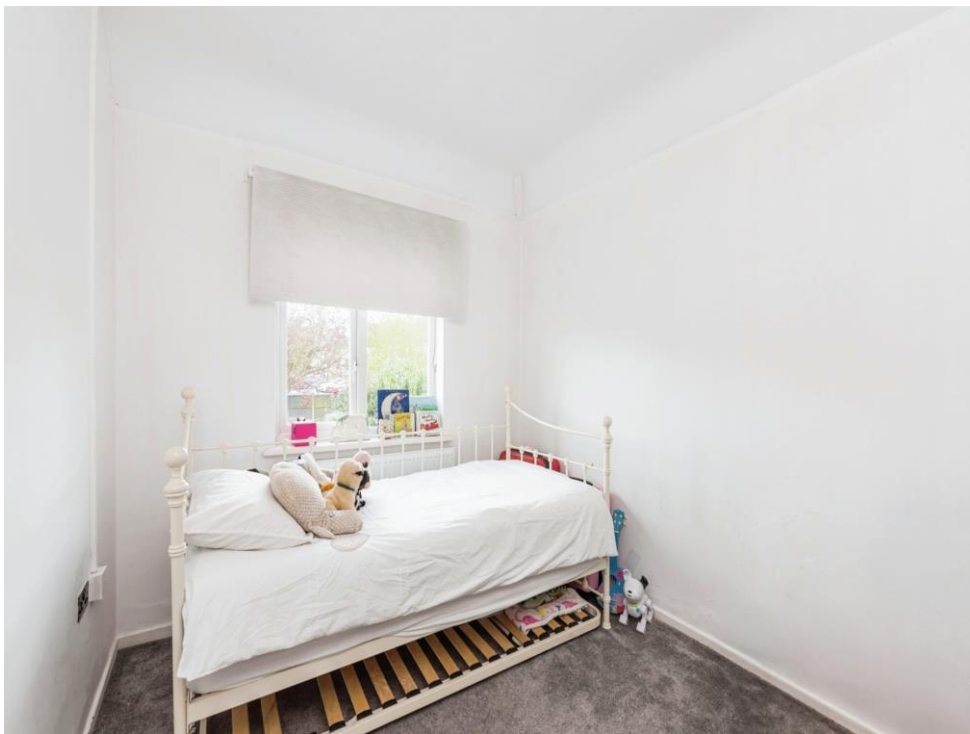
Front

Having an in and out driveway providing ample off road parking with a hedge to the front, there is gravelled area and access to the front of the property.

Rear Garden

Being a fantastic sized rear garden, having excellent side patio area with steps up leading to the garden laid to lawn with gravelled area to the rear to the garden. The garden is a mature landscaped rear garden with various plants, trees and shrubs, and having fencing to the perimeter.









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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Tenure: Freehold



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