



Connells

Rectory Road
Sutton Coldfield



Property Description

A well presented three bedroom Victorian end terrace home, located close to the heart of Sutton Town Centre with access to Rectory Park, local amenities, main bus and road links. The property has the benefit of having a parking space to the front. The accommodation comprises a family lounge, a good sized dining kitchen, ground floor bathroom and utility room / conservatory. On the first floor landing there is a main bedroom with a WC, a further second bedroom and stairs lead up to second floor loft conversion bedroom three, which is an excellent sized bedroom. There is a small buffer garden to the front and an excellent sized rear garden with garden laid to lawn and patio areas. The property benefits from having double glazing where specified and central heating.

Entrance Door

Having door to the front giving access into the family lounge.

Family Lounge

13' 9" x 11' 11" (4.19m x 3.63m)

Having double glazed window to the front, radiator to wall, telephone point, laminate flooring, picture railing, cupboard to the recess housing the gas and the electricity meters and door to the inner hall which has a single glazed window to the side, stairs to the first floor landing and door to the dining kitchen.

Dining Kitchen

13' 8" x 10' 5" (4.17m x 3.17m)

Comprising a modern fitted kitchen having fitted base units with work surfaces over, double glazed window to the side and to the rear, double butler sink with mixer tap over, space for a duel fuel range cooker, built-in cooker hood and extractor fan, radiator to wall, space for a table, laminate flooring, spotlights to ceiling, door to a pantry area which has power and lighting. There is a doorway to an inner lobby with tiled flooring giving access to the ground floor bathroom and the utility / conservatory.

Ground Floor Bathroom

Having panelled bath with mixer tap over, frosted double glazed window to the side, low level flush WC and wall mounted wash hand basin.

Utility / Conservatory

8' 1" x 6' 2" (2.46m x 1.88m)

Being a UPVC conservatory with space and plumbing for a washing machine, space for a dryer, double glazed French doors giving access onto the rear garden.

First Floor Landing

Having radiator to wall, doors to the two bedrooms and stairs to the second floor landing bedroom.

Bedroom One

13' 9" MAX x 12' (4.19m MAX x 3.66m)

Having double glazed window to the front, radiator to wall, picture rail and door to the WC.

Separate Wc

Having low level flush WC, double glazed window to the side and laminate flooring.

Bedroom Two

12' 7" x 7' 3" (3.84m x 2.21m)

Having double glazed window to the rear, radiator to wall, door to cupboard housing the wall mounted central heating boiler and door to a storage room.

Bedroom Three

13' 9" x 13' 9" MAX (4.19m x 4.19m MAX)

This is on the second floor landing and is an excellent sized double bedroom. Having double glazed window to the side, slope ceiling, feature beam work and ceiling light point.

Outside Front

Having an off road parking space with pathway leading to the front of the property.

Rear Garden

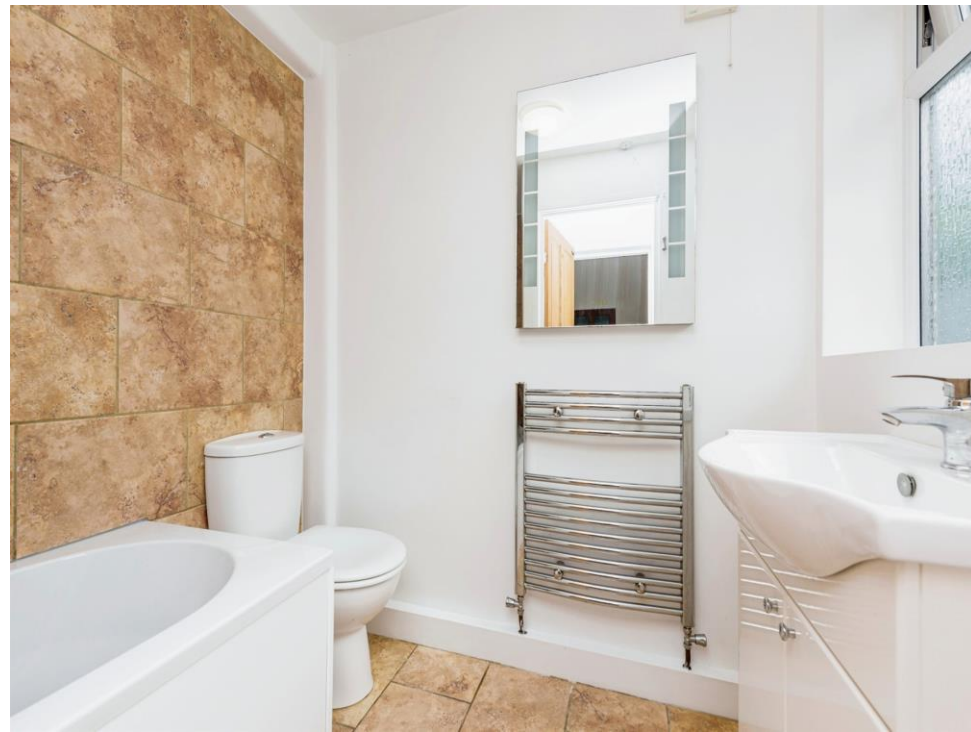
Being an excellent sized rear garden with patio area, garden laid to lawn, decked area and fencing to perimeter. The rear patio slab is a concrete slab for anyone wishing to add a log cabin or a shed to this space.

Agency Note

Side Driveway

The property benefits from owning this side driveway, which gives right of access to pass over for this property and for property NO: 155 & 157.









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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T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

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Tenure: Freehold

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