



Connells

Rectory Road
Sutton Coldfield



Property Description

OFFERED WITH NO CHAIN A three double bedroom detached home, located close to the heart of Sutton Town Centre, in a good school catchment area and backing onto Rectory Park. The property is in need of modernisation and improvement. The property has excellent scope and potential for expansion (SUBJECT TO PLANNING). The accommodation comprises an entrance hallway, lounge and separate dining room, fitted kitchen, side covered area, three first floor bedrooms and a first floor bathroom. The property benefits from having driveway, integral garage and excellent sized rear garden.

Entrance Porch

Having double glazed door to the front, giving access to the porch area with tiled flooring. Internal single glazed door giving access to the hallway.

Hallway

Having window, stairs to the first floor landing and doors to the two reception rooms.

Front Reception Room

11' x 11' 11" (3.35m x 3.63m)

Having double glazed window to the front and tiled fire surround.

Rear Reception Room

10' 1" MAX x 14' PLUS THE DOOR

RECESS (3.07m MAX x 4.27m PLUS THE DOOR RECESS)

Having double glazed French door opening to the rear garden & two wall light fittings.

Kitchen

11' 1" MAX x 7' 6" (3.38m MAX x 2.29m)

Having fitted base units with work surfaces under, fitted wall unit, double glazed window to the rear, overlooking the rear garden, stainless steel sink and drainer unit with taps over and splash back tiling, full tiling to walls, door to the under stairs pantry and single glazed door gives access into the side cupboard area.

Side Cupboard Area

Having single glazed window to the side, door gives access into the rear garden, access to the front of the property and door gives access to the WC.

Wc

Having low level flush WC.

First Floor Landing

Having frosted double glazed window to the side, doors off to the three double bedrooms and bathroom.

Bedroom One

14' x 11' MAX (4.27m x 3.35m MAX)

Having double glazed window to the rear.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

Having double glazed window to the front.

Bedroom Three

10' 1" x 8' 6" (3.07m x 2.59m)

Having double glazed window to the front.

Family Bathroom

Having panelled bath, low level flush WC, pedestal wash hand basin, electric shower over bath, part tiling to wall, frosted double glazed window to the rear and cupboard housing the hot water tank.

Outside Front

Having driveway providing off road parking, garden area with planted shrubs.

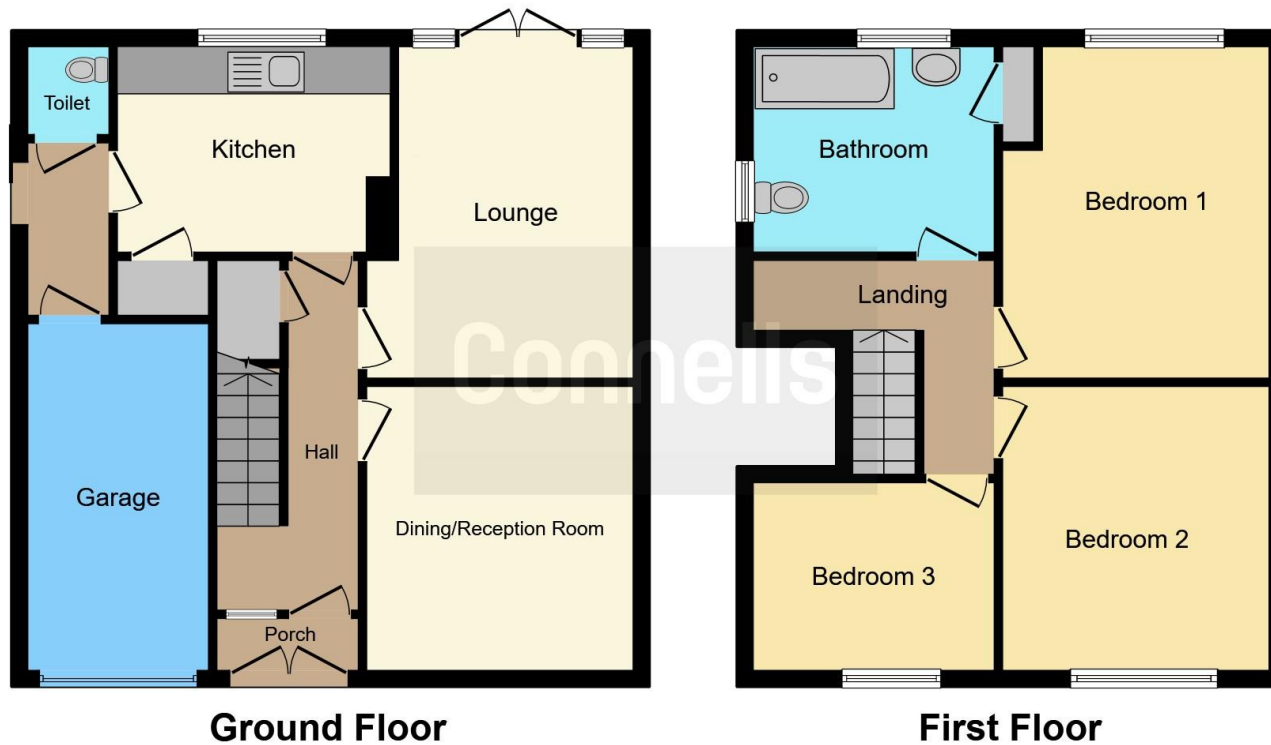
Rear Garden

Being an excellent sized rear garden with patio area, garden laid to lawn and various shrubs and planting.









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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