



Connells

Rectory Road
Sutton Coldfield



Property Description

An immaculately presented and remodeled 4 bedroom, 3 storey family town house located in an excellent school catchment area for both primary and senior schools with convenient access to Rectory Park, Good Hope Hospital and Sutton Coldfield town centre. The property is also located close to local amenities. To the front there is a driveway providing off-road parking with a composite door opening into a good sized hallway. Off the hallway there is an impressive remodeled open plan living/kitchen/family room which covers the majority of the ground floor. There is an excellent lounge area to the front with access to the refitted and remodeled open plan kitchen area with bi-fold doors opening onto the rear garden. There is ample storage and central island. On the 1st floor landing there are 2 bedrooms and a family bathroom and on the 2nd floor landing there are 2 further bedrooms both with en-suite shower rooms. There is a low maintenance rear garden. Viewing is absolutely essential.

Entrance Hallway

Having composite door to the front giving access into the reception hallway. Having double glazed window to the side, decorative dado railing, telephone point and vinyl wooden flooring. Access into the open plan living/kitchen/family room.

Guest WC

Having low level flush WC, wall mounted wash hand basin, tiled splash back, radiator

to wall and extractor fan.

Living/Kitchen/Family Room

14' 3" Maximum x 35' Maximum (4.34m Maximum x 10.67m Maximum)

This is a fantastic open plan space which is dual aspect covering the majority of the ground floor of the accommodation. The kitchen area comprising a modern refitted kitchen having fitted base units with quartz working surfaces over, fitted matching wall units, central island with an American Oak work surface and overhang seating and providing both a large amount of storage space and seating entertaining space. Grooved sink and drainer with mixer tap over, cupboard under. Bi-fold doors give access onto the rear garden. Space and plumbing for an American style fridge freezer, Integrated dishwasher and space and plumbing for a washing machine, space and venting for a drier. Spotlights to ceiling, built-in wine cooler, space and plumbing for a gas range cooker, 2 wall mounted designer radiators and a large amount of built-in storage and door gives access into the guest WC.

Lounge/Dining Area

Having double glazed window to the front, wall mounted TV aerial point, feature brick exposed wall and space for a dining table.

1st Floor Landing

Having cupboard off to wall providing excellent storage. Wall mounted designer radiator, spotlights to ceiling. Doors give

access into bedrooms 1 and 4 and stairs lead to the 2nd floor landing.

Bedroom 1

16' Maximum x 14' 4" (4.88m Maximum x 4.37m)

Having 3 double glazed windows to the front, radiator to wall, 2 TV aerial points, telephone point and space for wardrobes

Bedroom 4

10' 4" x 7' 7" (3.15m x 2.31m)

Having double glazed window to the rear and radiator to wall. This room is currently used as a dressing room.

Family Bathroom

Briefly comprising a refitted white bathroom suite having P shaped paneled bath, low level flush WC. The bath has the benefit of a rainfall and hand-held shower over the bath, wall mounted wash hand basin with drawer units under, extractor fan, spotlights to ceiling, wall mounted heated towel rail radiator and floor tiling.

2nd Floor Landing

Doors off to bedrooms 2 and 3. Door off to airing cupboard housing wall mounted central heating boiler and water tank

Bedroom 2

12' 11" Maximum x 16' 4" Minimum (3.94m Maximum x 4.98m Minimum)

Having double glazed window to the front, radiator to wall, TV aerial point, extractor fan and door gives access into the en-suite shower room

En-Suite Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush WC, radiator to wall, shaver point, extractor fan and being full tiled.

Bedroom 3

12' 11" Maximum x 10' 3" (3.94m Maximum x 3.12m)

Having double glazed window to the rear, radiator to wall and door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush WC, spotlights to ceiling, shaver point and extractor fan

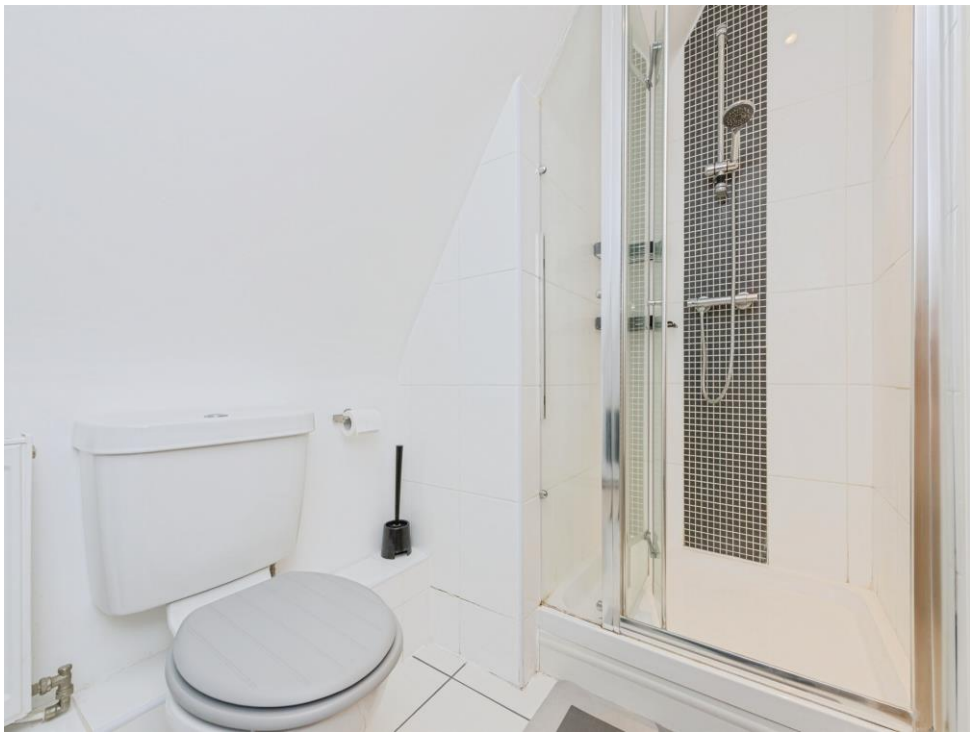
Outside Front

Having driveway providing off-road parking and access to the front of the property.

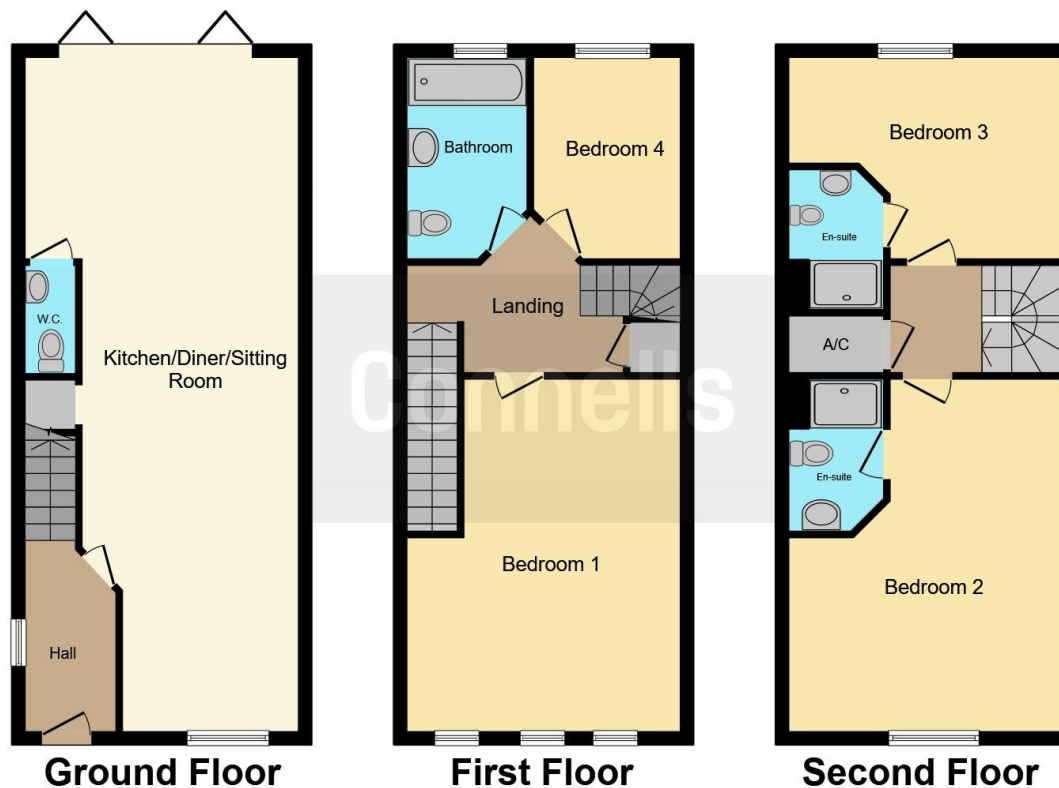
Rear Garden

Being an excellent low maintenance stylish rear garden. Having fencing to the perimeter. planted border and seating area.









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: C

Tenure: Freehold

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