



Rectory Road,
Sutton Coldfield, B75 7SA

£550,000

Sutton Coldfield

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Fabulously presented, characterful three bed detached family home in a sought-after location in Sutton Coldfield. Boasting expansive and versatile downstairs living accommodation, extensive driveway parking, and three generous double bedrooms, this is a beautifully finished property that demands to be seen to be truly appreciated. Fronted via a sizeable driveway with enough capacity for multiple vehicles, there is also side access to the rear garden. Stepping inside, there is a welcoming porch and entrance hall that winds off in various directions to the downstairs accommodation. Immediately to the left, the original garage has been converted into a reception room with multiple potential uses as a nursery, office, or even a fourth bedroom owing to the downstairs shower room also located on the ground floor. Moving through the lobby (which acts as the perfect utility space for 'noisy' white goods), the breakfast kitchen is an ample size, country farmhouse style in design, and benefits from tasteful, matching wall and floor storage units as well as a range cooker. At the property's rear, a substantial conservatory is situated with pretty views of the rear garden and with multiple use case scenarios such as a breakfast room, dining area, or further reception room. Weaving to the right, there is a gracious through-lounge diner.

First floor comprises three double bedrooms, the master of which benefits from integral storage units. All are serviced by a spa-style four-piece white suite family bathroom; highlights include a double walk-in shower as well as a freestanding French claw bathtub.

The private rear garden is part patio for al fresco dining and part laid to lawn. It is well maintained and mature, with a manicured hedgerow providing serenity and privacy to the property's rear.

Situated in the ever-in-demand Sutton Coldfield, the property benefits from excellent travel links to the Town Centre and Birmingham City Centre, as well as further beyond via the M6. Despite being so well-connected and bursting with amenities, there is also coveted green space in the form of Sutton Park - an urban park of 2,000 acres - nearby.

Extensive accommodation, beautifully finished, and ideally located - booking by appointment only is highly recommended to secure this incredible family home!





Property Specification

The property briefly comprises:

Dining Room 4.70m (15'5") x 4.40m (14'5")

Lounge 4.50m (14'9") x 4.20m (13'9")

Kitchen 6.20m (20'4") x 2.74m (9')

Reception Room/Bedroom 4 4.28m (14'1") x 3.70m (12'2")

Shower Room 2.50m (8'2") x 1.80m (5'11")

Utility 2.50m (8'2") max x 1.80m (5'11")

Conservatory 6.70m (22') x 3.00m (9'10")

Bedroom 1 4.60m (15'1") x 4.20m (13'9")

Bedroom 2 4.30m (14'1") x 4.20m (13'9")

Bedroom 3 3.50m (11'6") x 2.00m (6'7")

Bathroom 2.60m (8'6") x 2.40m (7'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

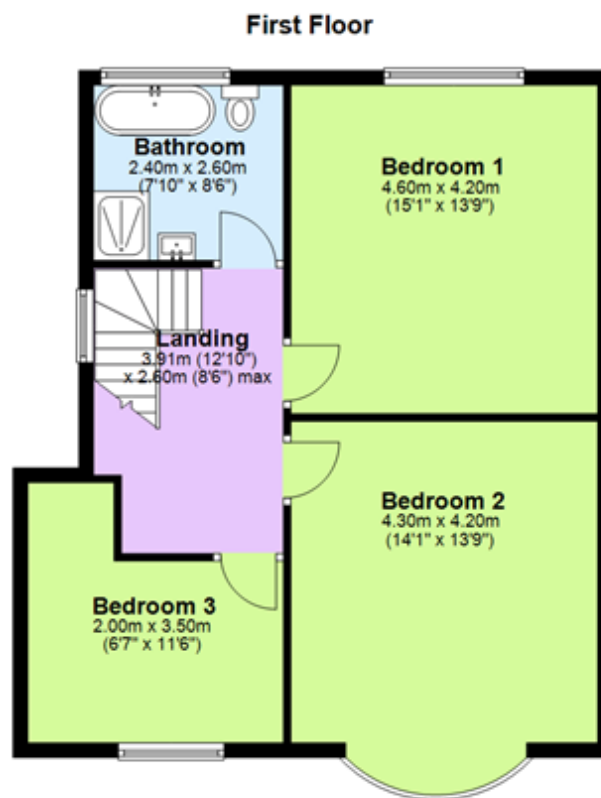
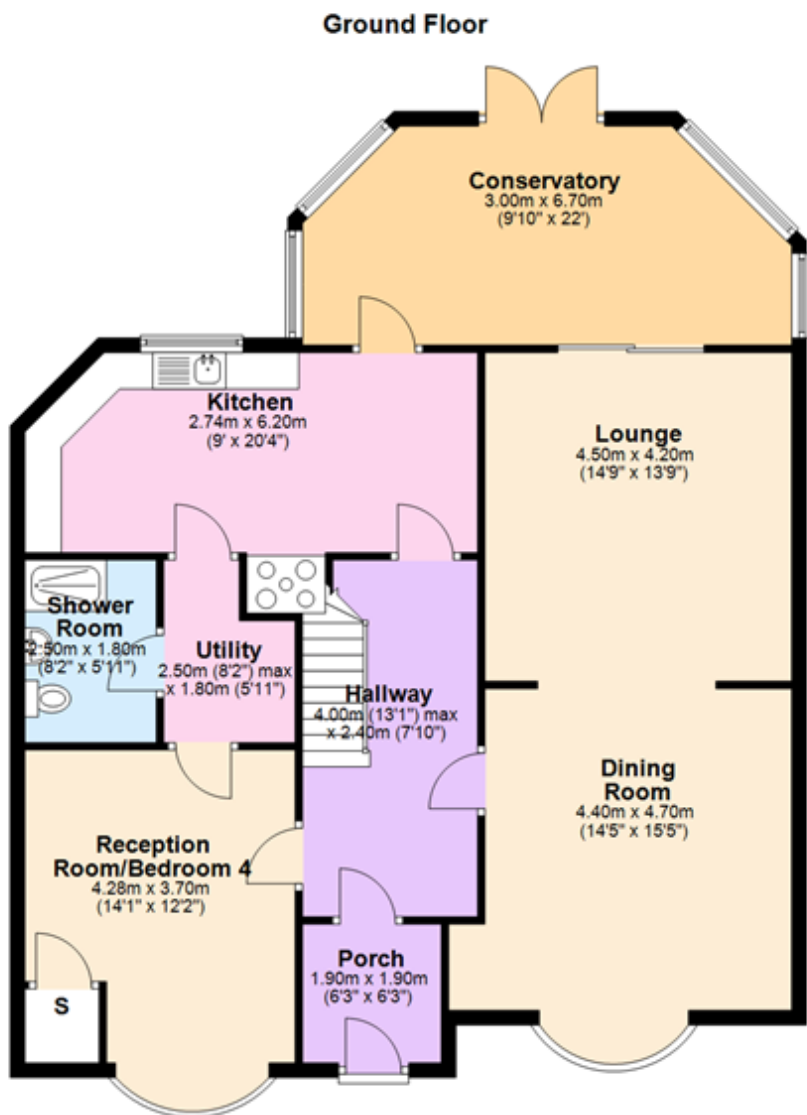
Services connected: Electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

