



Rectory Road,
Sutton Coldfield, B75 7RX

Offers in Excess of £500,000

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Paul Carr Estate Agents are delighted to welcome to the market this well presented three-bedroom detached family home located on the popular Rectory Road. Situated close to good local schools, shops, Good Hope Hospital and other local amenities.

Approached via a large driveway suitable for multiple vehicles alongside a front garden and entered through a secure porch. Upon entry you are welcomed by an inviting hallway giving you access to a large lounge/dining room and conservatory. The kitchen offers an array of wall and base units, plenty of countertop space, a new 5 ring gas hob, oven and skin unit. Completing the ground floor is a utility room, garage and WC.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously sized third bedroom. The family shower room is a modern suite with a walk-in shower, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a paved patio, lawned area and fencing to the perimeter.

Viewing this home is highly recommended.





Property Specification

THREE BEDROOM DETACHED HOME
EXCELLENT LOCATION
LARGE DRIVEWAY
CLOSE TO GOOD LOCAL SCHOOLS
TWO RECEPTION ROOMS

Lounge 5.00m (16'5") max x 3.50m (11'6")

Dining Room 3.50m (11'6") x 3.50m (11'6")

Conservatory 3.50m (11'6") x 2.80m (9'2")

Kitchen 3.50m (11'6") x 2.70m (8'10")

Utility 4.62m (15'2") max x 2.70m (8'10")

WC 1.70m (5'7") x 1.00m (3'3")

Bedroom 1 4.20m (13'9") x 3.60m (11'10")

Bedroom 2 3.60m (11'10") x 3.00m (9'10")

Bedroom 3 2.90m (9'6") x 2.28m (7'6")

Shower Room 2.90m (9'6") x 1.80m (5'11")

Garage 5.10m (16'9") x 2.70m (8'10")

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: 23rd August 2024

Viewer's Note:

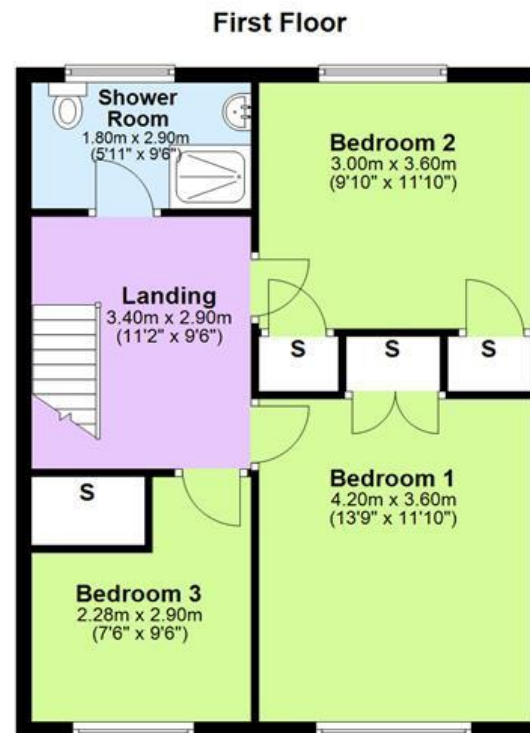
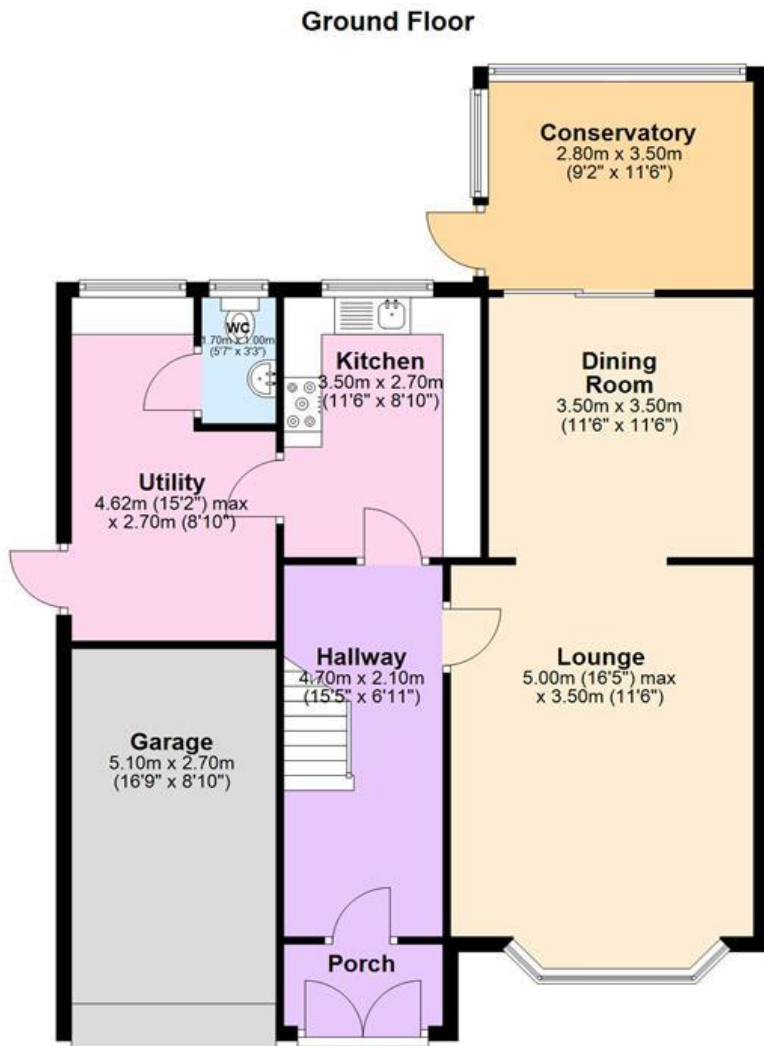
Services connected: water, gas, electric and drainage

Council tax band: D

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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

