



Rectory Road,
Sutton Coldfield, B75 7RT

Offers in Excess of £500,000

Sutton Coldfield

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Delighted to bring to the market, this well presented three-bedroom detached family home located on the popular Rectory Road.

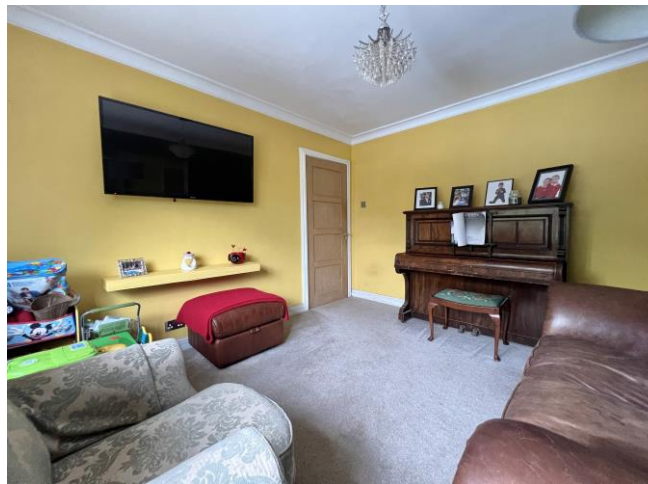
Situated close to good local schools, Good Hope Hospital, shops, and amenities. Boasting from a perfect south facing garden, with a bar/party area at the rear of the garden.

Approached via a paved driveway suitable for multiple vehicles and entered through a secure porch. Upon entry into an inviting hallway, you have access to two good sized living rooms, a kitchen which offers an array of wall of base units, plenty of countertop space, gas hob and oven, sink unit with side drainer and finished in a lovely neutral décor.

Heading upstairs to the first floor you are presented with three double bedrooms offering plenty of space. The family bathroom is a stunning modern suite with a free-standing bathtub, separate shower cubicle, hand wash unit and WC.

Externally, the home has a beautiful private rear garden, backing on to Rectory Park, this south facing garden has plenty of space for entertainment, with a bar/family room, patio space, lawned area and fencing to the perimeter.

Viewing this home is highly recommended to avoid disappointment.





Property Specification

BEAUTIFUL FAMILY HOME
THREE DOUBLE BEDROOMS
STUNNING SOUTH FACING GARDEN
GOOD SIZED DRIVEWAY
TWO RECEPTION ROOMS

Lounge 4.00m (13'1") x 3.50m (11'6")

Living Room 4.50m (14'9") x 3.50m (11'6")

Kitchen 3.20m (10'6") x 2.70m (8'10")

WC 1.60m (5'3") x 1.20m (3'11")

Bedroom 1 4.20m (13'9") x 3.50m (11'6")

Bedroom 2 3.90m (12'10") x 3.50m (11'6")

Bedroom 3 3.10m (10'2") x 2.70m (8'10")

Bathroom 3.50m (11'6") x 2.60m (8'6")

Garage 4.29m (14'1") x 2.65m (8'8")

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: 28th August 2024

Viewer's Note:

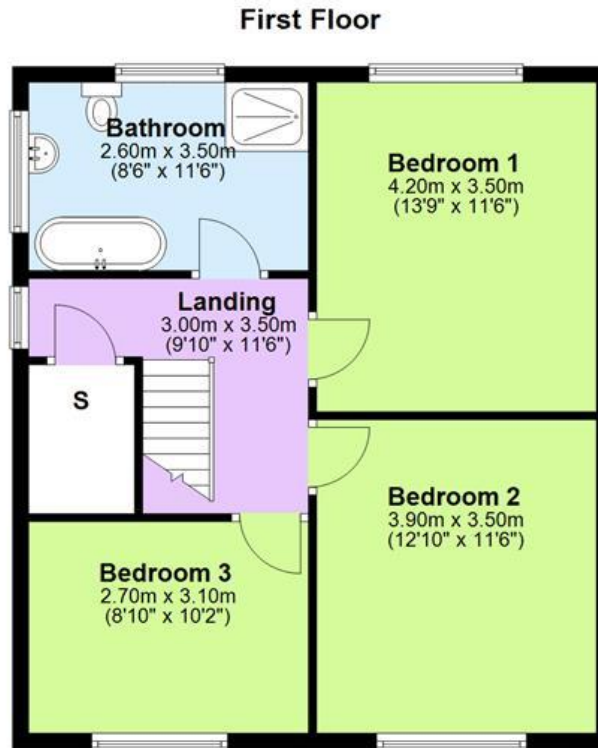
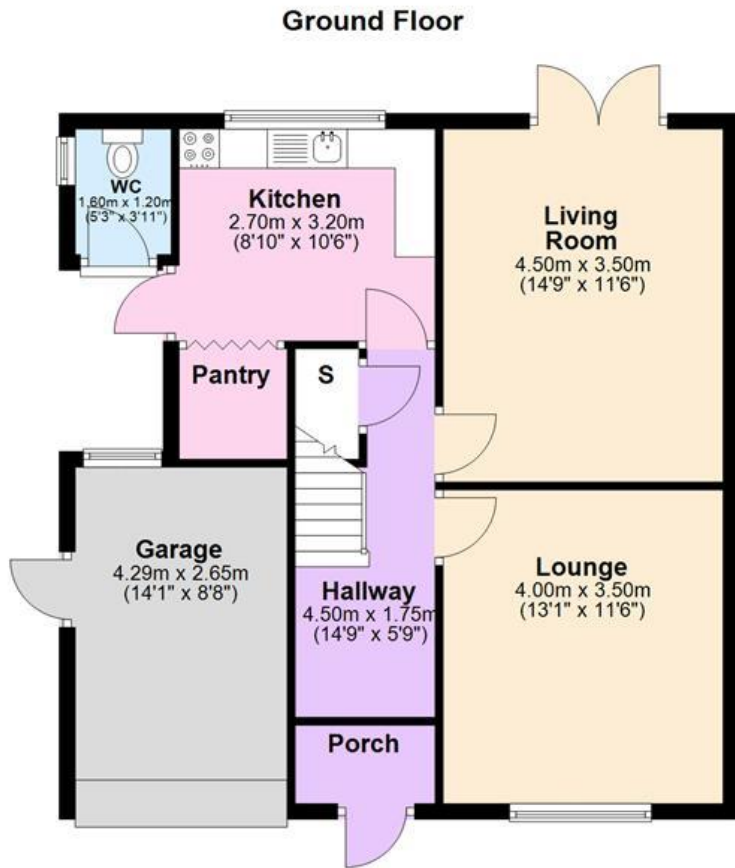
Services connected: Gas, electric, water & drainage

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		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

