



Rectory Road,
Sutton Coldfield, B75 7RU

£525,000

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Rarely available and highly sought after, this impeccable detached family home is positioned in a highly demanded area renowned for its location in catchment to well-regarded local schools, excellent travel links, amenities, and access to the heart of Sutton Coldfield.

Set back from the road with large frontage, there is abundant off-road parking for multiple vehicles serviced by a large driveway and beautiful fore gardens. Stepping through the front door, there is a welcoming reception hall that winds off to the various downstairs accommodation and is finished with high quality tiled flooring and overhead spotlights. The luxury fitted kitchen is located immediately left off the hallway and is stunningly stylish with a contemporary finish. Benefitting from a multitude of matching wall and floor storage units, integrated appliances, and patio doors onto the beautiful rear gardens - it is most certainly the heart of the home. The lounge diner, measuring in excess of 15', is once again a bright and airy room pierced with light from the secluded back garden and also has double doors out onto the patio to bring the outside in.

Four double bedrooms are all serviced by a spa-like family white suite, comprising a double walk-in shower unit, toilet, and basin.

The rear of the property has a beautiful private garden backing onto Rectory Park. Part patio for al fresco dining and part laid to lawn, the dominating, manicured turf is a sight to behold and benefits from enviable south-facing positioning. There are two large outbuildings for additional storage, one of which is a summerhouse and makes the perfect escape from the buzz of the household.

Presented in immaculate condition and boasting sizeable living accommodation, this rarely available detached bungalow is a property that simply must be viewed to be truly appreciated.





Property Specification

DETACHED BUNGALOW
0.23 ACRE PLOT
GENEROUS SOUTH-FACING GARDEN
FOUR BEDROOMS
MODERN FINISH THROUGHOUT

Lounge/Diner 19' 9" x 12' 9" (6.02m x 3.88m)

Kitchen 19' 9" x 8' 7" (6.02m x 2.61m)

Bedroom One 17' 4" x 11' 9" (5.28m x 3.58m)

Bedroom Two 17' 3" x 7' 5" (5.25m x 2.26m)

Bedroom Three 17' 3" x 7' 4" (5.25m x 2.23m)

Bedroom Four 12' 10" x 6' 9" (3.91m x 2.06m)

Shower Room 10' 2" x 5' 3" (3.10m x 1.60m)



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: 4th September 2024

Viewer's Note:

Services connected: Gas, water, electric & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

