



Rectory Road,
Sutton Coldfield, B75 7AL

£350,000



Sutton Coldfield

£350,000

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We are delighted to present to the market this rarely available mid-terrace Victorian villa, steeped in history with roots tracing back to 19th century Sutton Coldfield. Situated on the sought-after Rectory Road, this property benefits from excellent links to Sutton Coldfield Town Centre, Good Hope Hospital, Mere Green, and Birmingham City Centre. There are great amenities, pubs, restaurants, shopping options, and local school catchments.

Approaching the home, you are greeted by a pretty fore garden, setting the tone for the character and charm that awaits inside. Upon entry, the impressive entrance hall boasts original period features, including an elegant staircase and a servants' bell, a nod to the property's rich history. To the left, the living room is a beautifully inviting space with soaring high ceilings, a stunning bay window adorned with stained glass, intricate ceiling cornicing and a ceiling rose, picture rail detailing, and a feature fireplace—creating a warm and elegant atmosphere. Parallel to the living room, the formal dining room exudes character with its exposed brickwork, panelling, and a wood-burning stove nestled within an impressive fireplace. A patio door leads directly to the private rear garden, making this space both cosy and grand—perfect for entertaining or relaxing. Continuing down the hall, you'll find a spacious under-stairs cupboard, offering ample storage. The hall then leads to the fitted kitchen, featuring quartz countertops for a durable yet stylish finish. Matching cabinetry provides plenty of storage, while exposed brickwork adds a touch of rustic charm. The kitchen also includes a large larder and an integrated fridge freezer, along with a double sink and basin unit. Off the kitchen, an old outhouse presents an exciting opportunity for conversion into a fully fitted laundry room. The property also benefits from a basement, accessed via a doorway in the hallway, offering additional storage or potential for further development.

Upstairs, the property boasts three bedrooms, each offering its own unique character:

- The principal bedroom features floor-to-ceiling fitted wardrobes with a large ornate mirror and sash windows, allowing natural light to flood the space. Decorative ceiling cornicing enhances its period charm.
- The second bedroom is spacious and bright, complemented by a feature fireplace, adding to its timeless appeal.
- The third bedroom is suited to a children's nursery or office space
- A fourth room, which can be used as a study, provides access to the loft, which presents potential for conversion into a third-floor living space, subject to the necessary permissions. At the end of the hall, the four-piece family bathroom is a true retreat, featuring a luxurious freestanding bathtub, a walk-in shower, a sink and basin unit with storage, and a WC.

The private rear garden is generous in size, partially laid to patio and lawn, surrounded by mature shrubs—an ideal haven for gardening enthusiasts or those seeking a tranquil outdoor retreat.

This stunning Victorian villa is offered to the market with no onward chain, ensuring a smooth and hassle-free transaction.





Property Specification

MID-TERRACE VICTORIAN VILLA
SOLD WITH NO ONWARD CHAIN
CLOSE PROXIMITY TO SUTTON COLDFIELD
INCREDIBLE PERIOD FEATURES
BASEMENT

Living Room 16' 0" x 11' 5" (4.87m x 3.48m)

Dining Room 14' 2" x 11' 5" (4.31m x 3.48m)

Kitchen 11' 0" x 10' 0" (3.35m x 3.05m)

Utility Room 8' 11" x 6' 11" (2.72m x 2.11m)

Bedroom One 14' 2" x 13' 2" (4.31m x 4.01m)

Bedroom Two 14' 2" x 12' 2" (4.31m x 3.71m)

Bedroom Three 7' 11" x 5' 11" (2.41m x 1.80m)

Bathroom 10' 7" x 9' 11" (3.22m x 3.02m)

Basement

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: 31st January 2025

Viewer's Note:

Services connected: Electricity, gas, water & 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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

