



Rectory Lane,
Birmingham, B36 9DH

Offers in Excess of £650,000

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4  2  3 

Presenting to market this immaculate detached Dormer Bungalow perfectly poised for discerning buyers seeking exceptional living space and comfort. Situated on a private road of executive styled properties, this remarkable home offers an enviable combination of modern convenience and timeless elegance. Upon arrival, the property's impressive façade sets the standard, further complemented by a large and beautifully landscaped garden, ideal for both entertaining and quiet relaxation. The single garage, leads to a second utility/storage with up and over door so you could drive through providing secure off-street parking. The overall location allows easy access to local amenities and reputable nearby schools—making it a truly versatile home. Internally, the generous accommodation begins with an entrance hall, guests cloakroom and three well-proportioned reception rooms. The principal reception room is flooded with natural light from a large bay window, creating a welcoming atmosphere. A classic fireplace serves as an attractive focal point, perfect for cosy gatherings during cooler months. The second reception room capitalises on its picturesque garden views, featuring expansive windows and offering direct access to the lush rear garden. Whether hosting formal dinners or relaxed summer parties, this seamless indoor-outdoor flow provides an exceptional entertaining space. Opening to the heart of the home, the stylish kitchen presented in a monochromatic theme is fitted to a high standard and includes the convenience of a utility room, supporting the demands of a busy household with ample workspace and storage. The property boasts four spacious double bedrooms, each designed to maximise comfort. The principal bedroom is situated on the ground floor and benefits from an en-suite wet room, providing privacy and luxury rarely found in similar properties. Bedrooms two and three offer built-in wardrobes, ensuring plentiful storage without compromising floor space. The fourth bedroom also delivers generous proportions and flexibility for guests,





Property Specification

AN INCREDIBLE FOUR BEDROOM DETACHED RESIDENCE
SITUATED ON A PRIVATE ROAD
ENTANCE HALL AND GUESTS CLOAKROOM
LARGE LIVING ROOM, REAR SITTING ROOM AND
BREAKFAST/DINING ROOM
MODERN STYLED FITTED KITCHEN AND UTILITY

Porch

Hallway

WC

Lounge 20' 0" x 12' 0" (6.09m x 3.65m)

Sitting Room/Orangery 16' 9" x 12' 4" (5.10m x 3.76m)

Garage 21' 3" x 12' 1" (6.47m x 3.68m)

Utility 1 18' 1" x 12' 7" (5.51m x 3.83m)

Dining/Breakfast Room

Kitchen 11' 0" x 9' 10" (3.35m x 2.99m)

Utility 2 15' 1" x 6' 9" (4.59m x 2.06m)

Bedroom 1 16' 8" x 9' 8" (5.08m x 2.94m)

Ensuite 6' 10" x 6' 10" (2.08m x 2.08m)

Bedroom 2 17' 0" x 12' 0" (5.18m x 3.65m)

Bedroom 3 17' 0" x 9' 8" (5.18m x 2.94m)

Bathroom 10' 8" x 6' 4" (3.25m x 1.93m)

Bedroom 4 9' 9" x 7' 10" (2.97m x 2.39m)

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: 19th August 2025

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: G
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

