

# ACRES

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- ◆ A wonderful detached residence
- ◆ Situated close to many Sutton Coldfield's amenities
- ◆ Welcoming entrance hall
- ◆ Incredibly large lounge/dining room with fitted wood burner
- ◆ Lovely fitted kitchen with fabulous garden views
- ◆ Study (formally the garage)
- ◆ Four double bedrooms, bathroom with white suite
- ◆ loft area with vaulted ceiling and en-suite (no building or planning)
- ◆ Very deep fore garden offering multiple parking
- ◆ Beautiful garden with an abundance of flowering and verdant trees



***135 Rectory Road, Sutton Coldfield, B75 7RT ~ Offers around £725,000***

Acres are delighted to offer for sale this incredible freehold residence that is ideally located for The Royal Town of Sutton Coldfield including hospital, schools, shops, restaurants etc. The interiors are superb and very briefly include, a welcoming hallway, very large living room with wood burning stove, study (originally the garage), stylish fitted kitchen and utility room. To the first floor are four excellent double bedrooms and an excellent bathroom with white suite. To the loft is a beautiful space with vaulted ceiling and en-suite (but this has not got planning permission or building regulations so cannot be classed as a habitable room. Outside is a very long fore garden with an abundance of planted trees and shrubs plus driveway for multiple parking and to the rear is a garden that is just full of different areas and contains a mass of flowering and verdant trees and shrubs, ornamental pond and seating areas ideal for alfresco dining. To appreciate all that is on offer this property should be viewed internally. EPC rating E and council tax band F.

Access is via: A very deep fore garden with an array of planted tree shrubs and flowers, ample parking for cars, access to

**OPEN STORM PORCH** A lovely feature to the front of the property leading to a timber reception door with two opaque windows to side into

**HALLWAY** A lovely welcoming entrance with newel and balustrade staircase to first floor, spotlights and coving to ceiling, dado rail, radiator, half door into under stairs storage cupboard, doors into kitchen, living room and

**STUDY 15'4" x 9'10" (formally the garage)** Double glazed window to side and door to side, coving to ceiling, radiator

**THROUGH LOUNGE 39'0" max into bay 30'9" min x 13'0" max** A wonderful dual aspect living room that is incredibly generous, secondary glazed leaded light bay window to front and secondary glazed bay leaded light window to rear, exposed timber floor, radiator, stylish wood burning stove, coving and spotlights to ceiling

**DINING KITCHEN 21'0" max into recess 18'0" average 12'7" min x 14'6" max 11'0" min** Having a range of deep drawers, timber work surface, matching upstands, stainless steel one and half bowl sink, space for cooker with extractor hood over, coving to ceiling, exposed and painted timber floor, radiator, windows and door to rear, double glazed window to side, three Velux roof lights, door into

**WALK IN UTILITY** With space and plumbing for washing machine, space above for dryer, double glazed opaque window to side and space for storage, space and plumbing for dishwasher

**FIRST FLOOR LANDING** Secondary glazed stained glass window to front, coving and spotlights to ceiling, door into staircase up to loft area and further doors into

**BEDROOM ONE 15'5" max 13'4" min to wardrobe front x 13'0"** Leaded light bow bay window to front, built in wardrobes to either side and storage above, radiator

**BEDROOM TWO 15'0" max 12'10" min to wardrobe front x 13'0"** Leaded light window to rear offering glorious views of garden, radiator, built in wardrobes to either side and storage above

**BEDROOM THREE 11'0" x 8'6"** Double glazed window to rear, radiator, coving to ceiling

**BEDROOM FOUR 13'8" min x 10'3"** A fourth double bedroom with leaded light bay window to front with deep display, work station with drawers and storage below, built in wardrobes to either side and storage above, picture rail, radiator

**BATHROOM 11'0" max x 9'3"** A lovely family bathroom with an oversized encased bath with step up, overhead shower and rinser aid, pedestal wash hand basin, close coupled WC, radiator, cupboard housing wall mounted gas central heating boiler, double glazed window, tiling to part walls, timber floor

**SEPARATE WC** White close coupled WC, timber floor and double glazed window, coving to ceiling

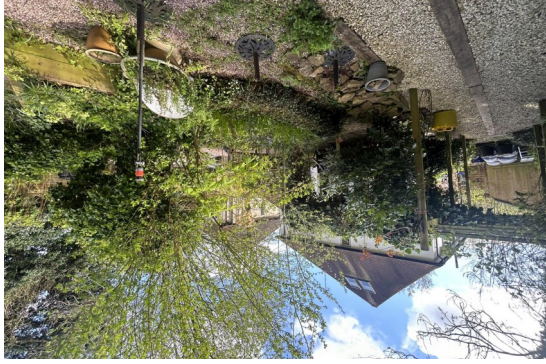
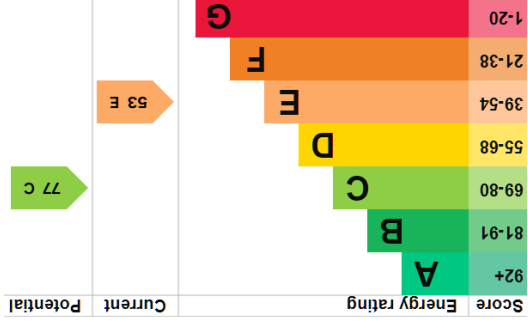
**LOFT AREA 20'3" x 15'10" measured of approximate 5' height with some restrictive head room** This is presented as a double bedroom and ensuite but has no building regulations or planning permission so can only be classed as a loft area, feature vaulted roof, two double glazed roof lights, timber floor, radiator, door into

**ENSUITE** Having self contained shower cubicle with electric shower, close coupled WC, ladder style radiator/towel rail, circular wash hand basin set into a table top, double glazed roof line window, circular internal window



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

**TENURE:**

**COUNCIL TAX BAND:  
FIXTURES & FITTINGS:  
VIEWING:**

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)  
As per sales particulars.  
Recommended via Acres on 0121 321 2101.

