

# ACRES

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- ◆ A wonderful detached residence
- ◆ Ideally located in a well regarded residential location
- ◆ Entrance hall and guests cloakroom
- ◆ Dining room and lounge
- ◆ Incredible extended living kitchen with bi-folding doors
- ◆ Guests suite to the ground floor with double bedroom and en-suite
- ◆ Three further excellent bedrooms to the first floor
- ◆ Bathroom
- ◆ Deep fore garden with in and out driveway
- ◆ Beautifully manicured rear garden



***129 Rectory Road, Sutton Coldfield, B75 7RT ~ Offers around £575,000***

Welcome to this stunning freehold property located on Rectory Road in the desirable area of Sutton Coldfield, Birmingham. This large detached residence boasts 2 reception rooms, 4 spacious bedrooms, and 2 modern bathrooms, offering ample space for comfortable living. The interiors very briefly comprise a lovely welcoming entrance hall, large stylish formal dining room, rear lounge with deep bay and door to garden and one of the highlights of this property is the very large living kitchen with bi-folding doors, creating a seamless flow between indoor and outdoor living spaces. Imagine hosting gatherings with friends and family in this beautifully designed area, filled with natural light and a welcoming atmosphere. There is a bedroom suite on the ground floor that provides an excellent double bedroom and en-suite shower room. To the first floor are three additional large bedrooms and a bathroom with white suite. Outside is a very deep fore garden with in and out driveway offering multiple parking space. To the rear is a beautifully manicured garden with patio, lawn, and rear stone chipped seating area with an array of flowering and verdant shrubs. Situated in an excellent residential location, this property offers not just a house, but a lifestyle being close to local amenities, schools, and transport links. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer. Council tax band E and EPC rating D.

Access is via a deep fore garden with in and out driveway, multiple parking

**OPEN STORM PORCH** Access to reception door with leaded light stained glass window to side, into

**HALLWAY** Staircase to first floor, radiator, timber effect floor, door into guest cloakroom

**GUEST CLOAKROOM** White close coupled WC, wash hand basin, tiled floor

**DINING ROOM 15'6" into bay 13'00" min x 12'11" max 12'1" min into chimney breast** A wonderful formal dining room with double glazed bay window to front with leaded light top lights, radiator, coving to ceiling, fire surround with open grate, marble back and hearth

**LOUNGE 17'8" max into bay 13'11" min x 11'4" 10'7" min to chimney breast** Deep double glazed bay window to rear, stylish minster style fire surround, timber effect floor, radiator

**EXTENDED KITCHEN 22'0" x 13'4" min 17'1" max** Having a range of stylish two toned units to include drawer, base and wall mounted units plus large tiled island that includes storage, breakfast bar, deep work surface and upstands, five ring gas hob, two filled electric oven, stainless steel sink, deep work surfaces with etched drainer, integrated fridge freezer and dishwasher, spotlights to ceiling, family area to side with exposed brick, bi folding doors to garden, door into tiled floor, throughout, into:

**UTILITY** Having space and plumbing for washing machine, space for dryer, high gloss units, work surfaces, spotlights to ceiling

**GUESTS SUITE 13'1" x 12'6"** A superb double bedroom with double glazed leaded light window to front, spotlights to ceiling, under floor heating

**ENSUITE** Having wet and dry shower cubicle, wash hand basin, close coupled WC, tiling to walls and floor, spotlights to ceiling

**BEDROOM ONE 15'6" max into bay 12'11" min x 13'00" 12'1" min to chimney breast** Having double glazed leaded light bay to front, picture rail, radiator

**BEDROOM TWO 13'9" x 11'2" max 10'7" min to chimney breast** Having double glazed window to rear, radiator,

**BEDROOM THREE 10'0" x 8'5"** A further double bedroom with double glazed window to rear, radiator, access to loft space

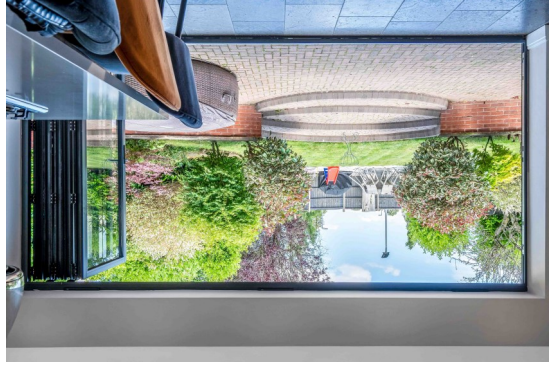
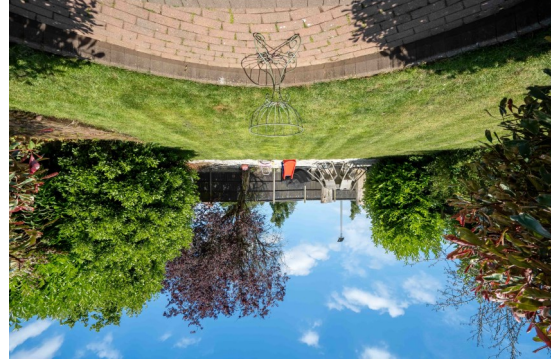
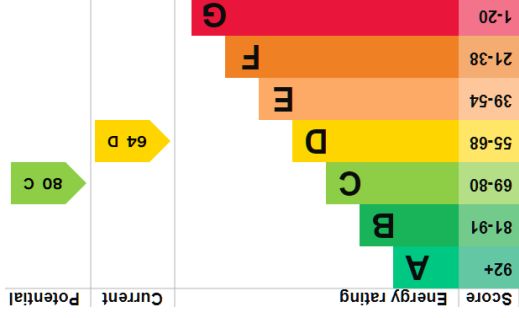
**BATHROOM** Having a white suite comprising panelled bath with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque leaded light window to front, storage cupboard housing wall mounted gas central heating boiler, grey toned tiling to part walls and floor, spotlights to ceiling, chrome ladder style radiator/towel rail

**REAR GARDEN** Brick blocked patio and steps up to a lawn with planted borders and stone chipped area to fore rear



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



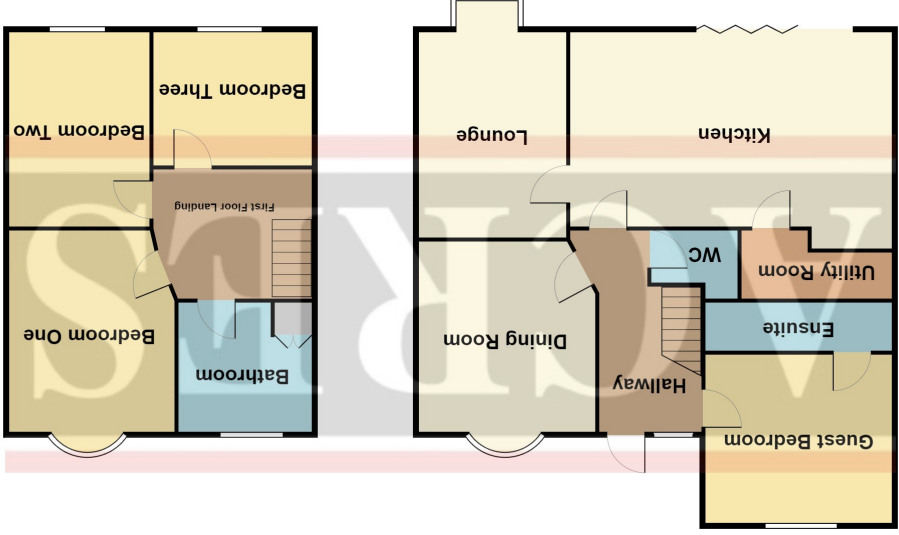


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:**

As per sales particulars.  
 Recommended via Acres on 0121 321 2101.

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.)



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.