

ACRES

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- A wonderful modern styled no chain property
- Entrance hall and guests cloakroom
- Incredible living kitchen with family and dining area plus fitted kitchen
- Master bedroom with en-suite and two further bedrooms to the first floor
- Family bathroom
- Guests suite (bedroom four and en-suite to the second floor)
- Garage
- Fore garden with multiple parking space
- Rear garden with patio, and artificial lawn
- NO CHAIN



RECTORY ROAD, SUTTON COLDFIELD, B75 7RY - OFFERS OVER £535,000

This is a wonderful freehold property that was constructed by Tame Homes in 2018. The property offers excellent accommodation offering modern day living for all. The interiors offer a large entrance hall with staircase up to first floor, there is also a sitting room to the front and an incredible living kitchen to rear including a family area with amazing media wall, dining area, rear bi-folding doors and fitted kitchen with a range of grey toned units and integral appliances. To the first floor is a master bedroom with en-suite shower room plus two further excellent bedrooms and a family bathroom. To the second floor is an excellent guests suite (bedroom 4) offering a further double bedroom and en-suite shower room. Outside is a brick blocked fore garden offering multiple parking space and access to garage front. To the rear is the perfect low maintenance garden that is ideal for alfresco dining and relaxing, there is a patio, artificial lawn and covered seating area to far rear. Council tax band E, EPC rating B.

NO CHAIN

Access is via: A brick blocked driveway fore garden offering multiple parking, open porch LT, double glazed reception door into hallway

HALLWAY A large welcoming entrance with tiled floor that continues through to the guest cloakroom, living room and kitchen, under floor heating, stairs to first floor

GUEST CLOAKROOM Having a white close coupled W/C, wash hand basin with vanity unit, wall mounted cupboard housing gas central heating boiler, half door to understairs storage

SITTING ROOM 13'00" max in to bay 10'04" min x 8'10" Having a double glazed bay window to front, spotlights to ceiling

LIVING/KITCHEN 22'11" max 21'08" min x 20'8" max 16'3" min Offering superb modern day living, including family area, dining area and fitted kitchen, family area, with an incredible media wall with wiring for tv display shelves, superb living flame effect electric fire, spotlights to ceiling, dining space for table and chairs, bi folding rear doors and lanterns styled roof light

KITCHEN Comprising a range of grey toned units including drawer, base and eye level cupboards, hob with extractor over, fitted oven and microwave, sink with etched drainer, Quartz work top and breakfast bar,

FIRST FLOOR LANDING Having spotlights to ceiling, door into airing cupboard, stairs continuing to second floor and doors into:

MASTER BEDROOM 13'10" max 8'10" min x 13'5" max 5'2" min Having a double glazed window to front, radiator, door into:

ENSUITE Having a double size shower cubicle with overhead shower and rinser, white wash hand basin, closed coupled WC, stylish tiling to part walls and floor, chrome ladder style radiator/towel rail, spotlights and extractor fan

BEDROOM TWO 15'3 max 13'3" min to wardrobe front x 9'00" plus door well Having a double glazed window to front, fitted wardrobes, radiator

BEDROOM THREE 9'3" x 10'10 Having a double glazed window to rear, radiator

BATHROOM Having a white suite with paneled bath, shower screen and shower above, wash hand basin set into a vanity unit, close coupled W/C, tiling to part walls and floor, chrome ladder style radiator/towel rail , double glazed opaque window, spotlights to ceiling

SECOND FLOOR Having an opaque window, radiator and door into:

GUEST SUITE Having a double glazed roof light, radiator, open display shelves, fitted storage, door into:

ENSUITE Having a shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unity, chrome ladder style radiator/towel rail, tiling to part walls and floor, double glazed roof light, spotlights to ceiling

GARAGE 19'00" x 8'05" (Please check the suitability of this garage for your own vehicle) Up and over door, light and power

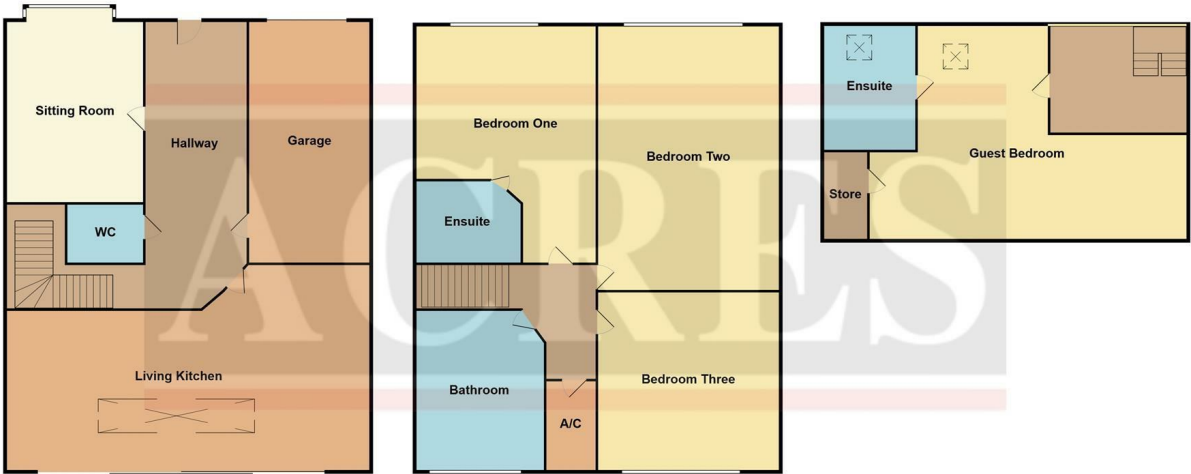
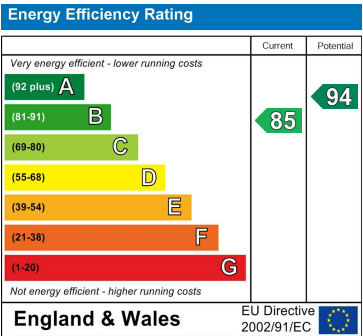
REAR GARDENS Having paved patio, artificial lawn, decked patio, covered seating area



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101



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

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.