

ACRES

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- Superb Modern Build Detached Property
- Generous Living Room
- Guest Cloakroom
- Large Fitted Kitchen/Breakfast Room
- Spacious Conservatory
- Four Good Size Double Bedrooms
- Master Bedroom En-Suite
- Family Bathroom
- Detached Double Garage
- Attractive Established Rear Garden



RECTORY ROAD, SUTTON COLDFIELD, B75 7HG - OFFERS IN EXCESS OF £525,000

Situated behind a slip road and offering privacy this superb detached residence offers a modern build for minimum maintenance, the interiors are excellent throughout and includes the following: Welcoming entrance hall, guests cloakroom, well presented and generous living room, separate dining room, spacious conservatory and a large comprehensively fitted family sized breakfast kitchen. To the first floor is an excellent landing space with feature rear window, master bedroom with en-suite, plus three further excellent bedrooms and family bathroom. Outside is a lovely fore garden with multiple parking space and a detached double garage. To the rear is a well maintained garden with patio lawn and planted borders with many verdant and flowering trees and shrubs. Viewing is essential to appreciate all that is on offer EPC rating to be confirmed. Council tax band F.

Access is via: Screened by a mature hedge private service road with parking for two vehicles
Double glazed front door leads into:

HALLWAY: Having coving to ceiling, wood effect laminated flooring with doors leading to:

DOWNSTAIRS WC: Comprising wash pedestal hand basin, back to wall low level WC, obscure double-glazed window to front

UNDERSTAIRS STORAGE: Useful cupboard for cloaks and storage

LOUNGE 18'07" x 11'03": A good size lounge with oak fire surround with pebble effect feature fireplace, double glazed window to front, double glazed French style doors leading into conservatory, coving to ceiling, radiator

DINING ROOM/SNUG 11'00" x 9'10" max 9'03" min: Having double glazed window to front, coving to ceiling, radiator, versatile for dining, snug or home office use

KITCHEN 15'05" x 11'02": Having a range of beech style shaker floor and wall cabinets, Bosch integrated dishwasher, Bosch four ring gas hob with matching electric fan assisted oven under, bowl and half stainless-steel sink with mixer tap over, integrated fridge/freezer, integrated Bosch washing machine and dryer, space for dining table, radiator, ideal combination boiler, double glazed doors leading to conservatory, tile effect vinyl flooring

CONSERVATORY 18'00" x 7'05" Having double glazed patio doors leading to rear garden, wood effect vinyl flooring

STAIRS LEADING TO FIRST FLOOR Having feature double glazed window overlooking garden, loft access, airing cupboard, door leading to:

MASTER BEDROOM 11'02" x 15'01" max (10'01" min to wardrobe front): Double bedroom with dual aspect window and patio doors with Juliet balcony overlooking the garden, Built-in double wardrobes, radiator and door into:

ENSUITE 5'02" x 7'10": Shower cubicle with walk-in power shower, hand wash basin set into a vanity unit with mixer tap over, low level WC, obscure double-glazed window to side, inset lighting and extractor fan

BEDROOM TWO 9'09" x 11'09" max (9'07" min to front of wardrobe): A good size double bedroom with double fitted wardrobes, double glazed window to rear, radiator

BEDROOM THREE 8'11" x 11'07" max (8'10" min to front of wardrobe): Another good size double bedroom with fitted wardrobes, radiator, double glazed window to front

BEDROOM FOUR 8'10" x 11'08" (9'07" min to wardrobe front) : A fourth double bedroom currently used as a home office, with double fitted wardrobes, radiator, and double glazed window to front

BATHROOM: Fully tiled with wash hand basin and low-level WC set into a vanity unit, obscure double-glazed window to front

OUTSIDE: Having patio area and lawn with a range of mature shrubs and pergola with seating area

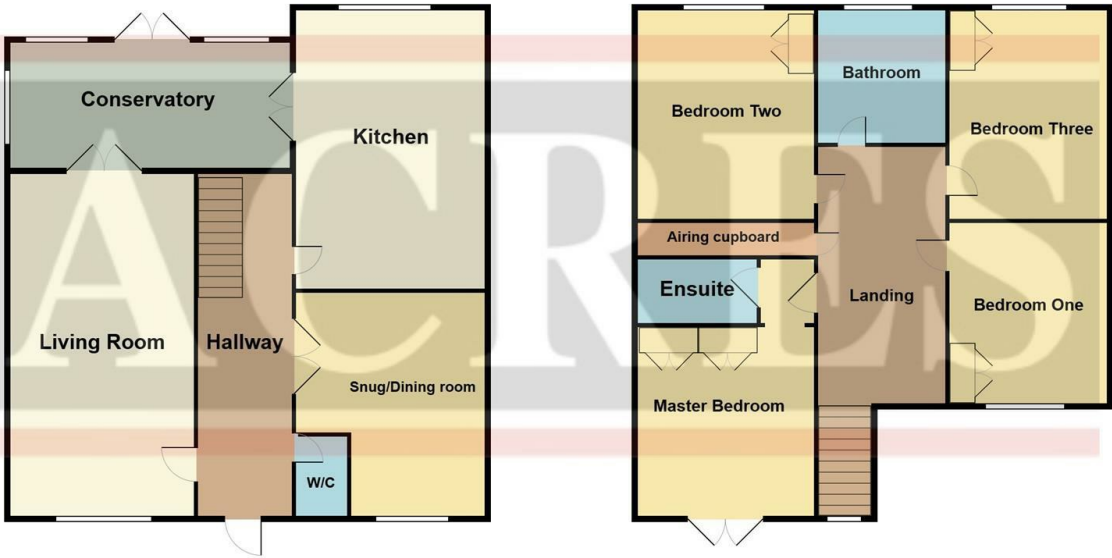
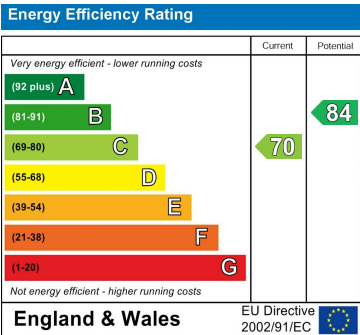
DOUBLE GARAGE 16'05" X 17'05": (Please check the suitability of this garage for your own vehicle) With up and over door with power and lighting



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 : F

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.