



## Rectory Road, , Sutton Coldfield, B75 7SA

- NO UPWARD CHAIN
- Character and Charm Throughout
- Two Reception Rooms
- Family Bathroom and Cloakroom
- Sought After Location

- Stunning Family Home
- Three Bedrooms
- Modern Kitchen/ Breakfast Room
- Ample Off Road Parking
- Council Tax Band D

**Asking Price £414,950**

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This truly unique family home has been beautifully fitted, styled and designed to create a wealth of contemporary space throughout whilst retaining a wealth of charm with original fireplaces, beamed ceilings and stained glass windows.

Set behind a private driveway suitable for several vehicles, this charming home is entered into a porch and welcoming entrance hall with stairs leading up to the first floor, useful guest w/c leading off and doors opening onto the ground floor rooms.



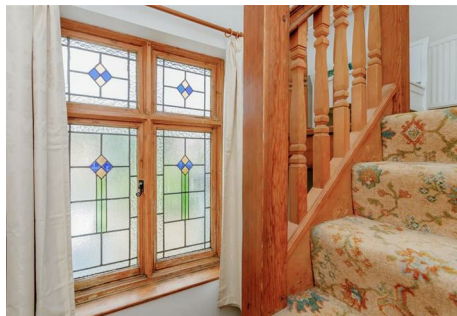
To the front of the property is a spacious yet cosy lounge with a bay window to the fore and a thoughtfully installed log burning fireplace. To the rear is the real heart of this home with a contemporary kitchen with island unit creating an ideal space for all of the family to enjoy. The central island has been uniquely designed to house majority of the integrated appliances including a dishwasher, wine fridge, hob and oven and yet still creating room for breakfast seating. In addition is a large range cooker with further work surface space and a built in American style fridge freezer.

The kitchen also enjoys space to relax and enjoy an open fire from the original fireplace and has sliding patio doors leading out into the garden. In addition is a useful separate utility room. A further reception room, currently used as dining room then creates even more space to be used as desired, with a beautiful pitched, beamed ceiling adding to the charm of the room and further doors leading out into the garden.



Upstairs there are three bedrooms, with beds one and two also enjoying original fireplaces. It is worth noting that large picture windows allow a wealth of natural light to flood the bedrooms and a contemporary family bathroom.

Outside the garden enjoys a delightful private aspect with a decked pagoda area, ideal for entertaining. There is also additional space to the side of the property.



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Hall  
W/C  
Sitting Room  
13 x 11

Kitchen/ Breakfast Room  
21'11 x 10'11

Utility

Dining Room  
14'1 x 8'8

Landing

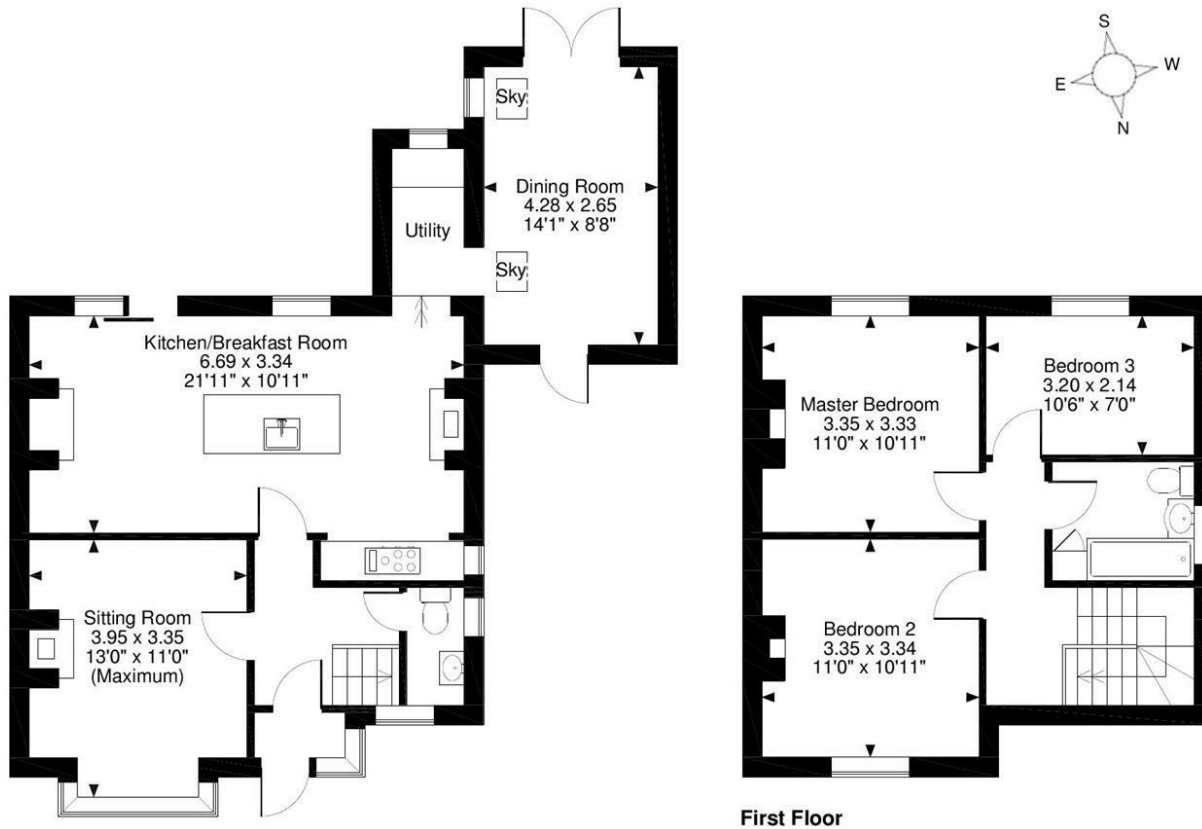
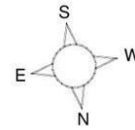
Bedroom One  
11 x 10'11

Bedroom Two  
11 x 10'11

Bedroom Three  
10'6 x 7'0

Bathroom

**Rectory Road, Sutton Coldfield**  
**Approximate Gross Internal Area**  
**1098 Sq Ft/102 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Viewings**

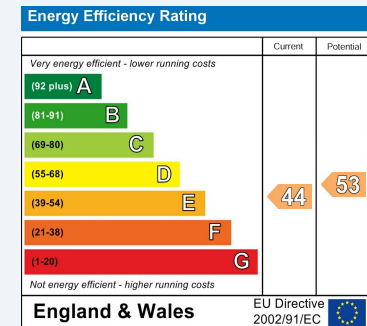
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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