

HUNTERS®

HERE TO GET *you* THERE

226 Rectory Road, Sutton Coldfield, B75 7RX

Asking Price £450,000

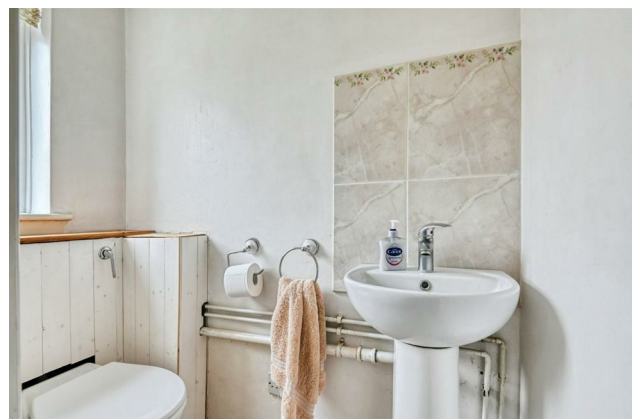
Property Images



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Property Images



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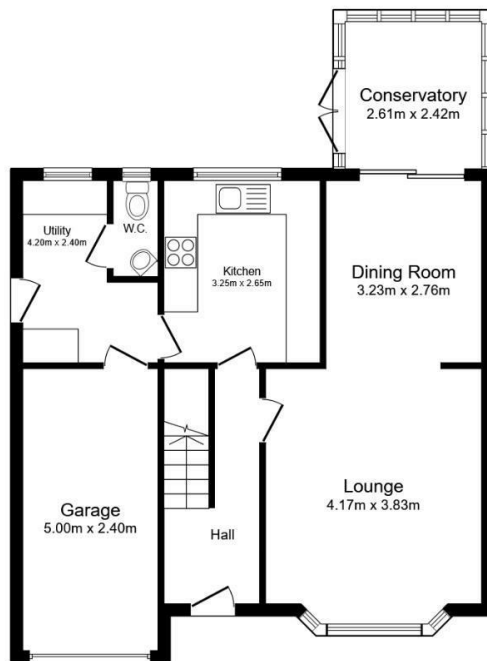
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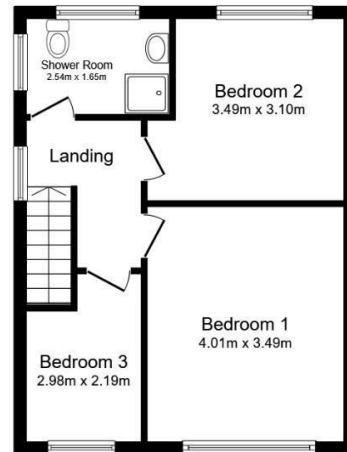


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Ground Floor
Floor area 70.6 sq.m.



First Floor
Floor area 42.2 sq.m.

Total floor area: 112.8 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Offered with no upward chain, this much-loved three-bedroom detached family home offers a wonderful opportunity for buyers seeking generous accommodation, a great location, and potential. Owned and cherished by the same family for over 30 years, the property has been well cared for and now presents an exciting chance for a new owner to make it their own with some minor modernisation.

The gas centrally heated and double glazed accommodation briefly comprises; porch, welcoming entrance hall with wooden floor and stairs to first floor, through lounge/diner with a conservatory that faces over the beautiful rear garden. The refitted kitchen offers modern comfort and style and benefits from a pantry. A spacious utility has separate W.C and access to garage and garden. Upstairs, three good sized bedrooms (two are double) and the first floor is complete with a modernised bathroom having shower suite.

The home is set back from the road, offering ample parking on its long driveway. The pretty rear garden has a well kept lawn, patio and an array of plants.

Early viewing is highly recommended to appreciate all that this charming property has to offer.

Features

- Lovely Family Detached • Fantastic Potential • Great Location • Good Sized Driveway • Three Bedrooms • Refitted Kitchen • New Boiler • Modern Bathroom