



Rectory Park Road, BIRMINGHAM

burchell  
edwards



## Property Description

NO CHAIN!! MORE THAN MEETS THE EYE with this GREAT FAMILY HOME and scope to EXTEND!! In a superb location with easy access to SOLIHULL, with many highly regarded schools, the property is a FANTASTIC FIND for a growing family and not to be missed so call the sales team to view on 0121 742 1725.

## Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

## Cloakroom

Storage and electric fuse board.

## Lounge

Double glazed window to front elevation, central heating radiator, gas fire and double glazed door into dining room.

## Dining Room

Double glazed door to rear elevation.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and gas cooker, tiling to walls, laminate flooring and central heating boiler housed.



## Landing

Double glazed window to side elevation, loft access and all doors off.

## Bedroom One

Double glazed bay window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, central heating radiator and tiling to walls.

## Rear Garden

Slabbed patio, laid to lawn, side access to frontage, access to the rear and fencing to all boundaries.









Total floor area 83.8 m<sup>2</sup> (902 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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