

ACRES

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- Charming two bedroom character cottage
- Well presented throughout
- Spacious lounge
- Open plan fitted kitchen/breakfast room
- Two generous bedrooms
- Enclosed garden
- Rear parking for one small vehicle
- Walking distance to Good Hope Hospital and Sutton Coldfield town centre
- No onward chain
- Internal viewing is highly recommended.



RECTORY ROAD, SUTTON COLDFIELD, B75 7RU - OFFERS AROUND £290,000

Situated in a highly convenient and sought after location in the heart of Sutton Coldfield, this charming and well presented two bedroom character cottage offers an excellent opportunity for first time buyers, downsizers or investors alike. Being offered for sale with no onward chain, the property enjoys easy access to a wealth of local amenities, well regarded schools for all age groups, excellent public transport links, Good Hope Hospital and the nearby motorway network, whilst Sutton Coldfield town centre, Rectory Park, shops, cafés and restaurants are all within easy walking distance.

Combining traditional character with comfortable modern living, this delightful home boasts spacious accommodation throughout, including a welcoming lounge with feature fireplace, an open plan fitted kitchen/breakfast room, two generous bedrooms and a well appointed bathroom. Externally, the property benefits from an enclosed garden, useful brick built outbuilding and off road parking to the rear for a small vehicle, making this an ideal home in a superb central location.

Access is gained via the front of the property leading into the welcoming lounge.

Lounge – 14'6" x 13'10" (max) 12'7" (min)

A bright and inviting reception room enjoying a double glazed window to the front elevation allowing for plenty of natural light. The focal point of the room is the attractive feature fireplace incorporating a coal effect gas fire, complemented by decorative coving, wall lighting, wood effect laminate flooring and a central heating radiator. An inner hallway provides access to the first floor accommodation.

Inner Hallway

Staircase rising to the first floor landing with access through to the kitchen/breakfast room.

Kitchen / Breakfast Room – 14'7" x 13'10" (max) 11'5" (min)

A spacious and well equipped kitchen fitted with a range of matching wall and base units with complementary work surfaces over and tiled splashbacks. Incorporating a four ring gas hob with extractor hood over, built in electric oven and double bowl sink with drainer. There is ample space for a dining table, making this an excellent room for everyday family living and entertaining. A charming feature fireplace with electric coal effect fire adds character, whilst two double glazed rear windows provide excellent natural light. Useful storage cupboard housing the central heating boiler and access through to the utility area.

Covered Utility Area

Providing additional storage and laundry space with sliding door leading outside.

First Floor Landing

Having loft access and doors leading to both bedrooms and the family bathroom.

Bedroom One – 13'11" (max) 12'9" x 11'2" (max) 9'4" (min)

A generous double bedroom positioned to the front of the property, benefiting from built in wardrobes providing excellent storage, feature fireplace, radiator and double glazed window.

Bedroom Two – 11'4" x 9'0"

A well proportioned second bedroom offering built in storage/wardrobe, radiator and double glazed window, making an ideal guest room, nursery or home office.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and fully tiled shower surround, low flushing WC and hand wash basin. Heated towel rail, partially tiled walls and obscure double glazed window complete the room.

Outside

Garden

An enclosed and well-maintained garden accessed via a shared pathway to the front of the terrace, offering a delightful outdoor space to enjoy throughout the seasons. Predominantly laid to lawn, the garden is complemented by well-established shrubs and mature bushes to both sides, together with attractively planted borders adding colour and privacy. To the rear of the garden is a useful timber shed providing excellent storage for gardening equipment and outdoor furniture, making this a practical yet inviting space for relaxing or entertaining.

Outbuilding / Store

Useful brick built outbuilding offering excellent storage potential together with off road parking to the rear suitable for one small vehicle.

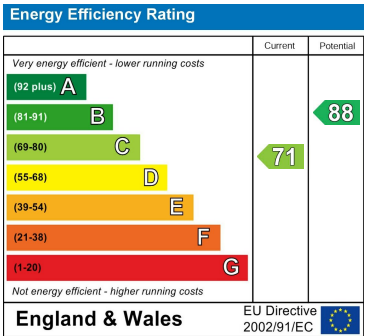


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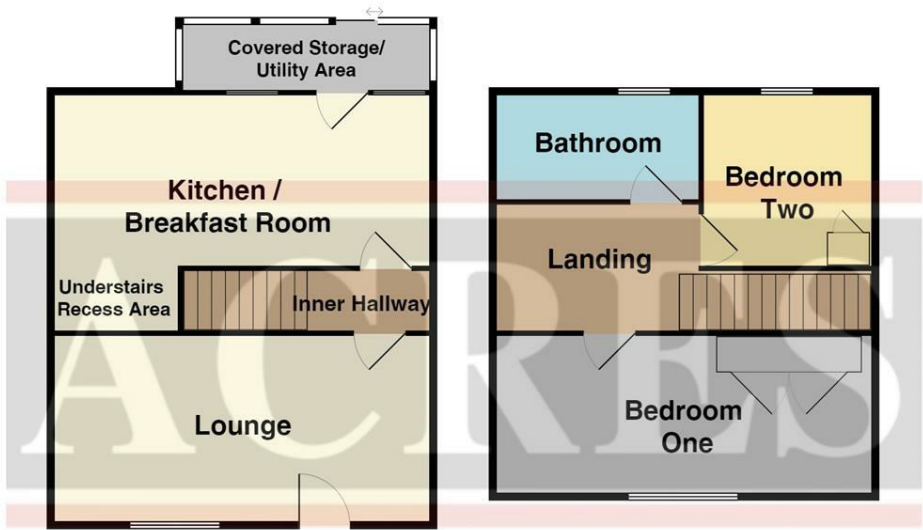
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **COUNCIL:** Birmingham Cit Council

VIEWING: Highly recommended via Acres on 0121 321 2101



171, Rectory Road, Sutton Coldfield, B75 7RU



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.