



Rectory Road,
Sutton Coldfield, B75 7PJ

£295,000

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Situated on the ever-popular Rectory Road, this beautifully presented two-bedroom end terrace offers a fantastic opportunity for first-time buyers, downsizers, and investors alike.

The property is in lovely condition throughout and benefits from generous ground floor accommodation, with a welcoming lounge leading through to a spacious breakfast kitchen—perfect for both day-to-day living and entertaining. To the rear, a bright conservatory adds further versatility, creating an ideal additional sitting or dining space overlooking the garden.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a modern family bathroom, all presented to a comfortable, move-in-ready standard.

Externally, the home enjoys a private rear garden, offering a pleasant space to relax or entertain, along with a larger-than-average frontage which enhances the overall kerb appeal of this attractive end terrace.

Rectory Road remains a highly desirable location, well-placed for local amenities, schools, and transport links, making it a consistently strong choice for buyers looking for both convenience and community.

A well-balanced home in a sought-after setting—with potential to further enhance by extending into the loft (subject to planning permissions) and creating a driveway to the front to provide off road parking (subject to permissions and approvals from the council).





Property Specification

END TERRACE RESIDENCE
TWO DOUBLE BEDROOMS
EXPANSIVE DOWNSTAIRS ACCOMMODATION
PRIVATE REAR GARDEN
GORGEOUS FITTED KITCHEN BREAKFAST ROOM

Living Room 17' 2" x 10' 7" (5.23m x 3.22m)

Kitchen/Breakfast Room 25' 4" x 12' 7" (7.71m x 3.84m)

Conservatory 13' 7" x 8' 11" (4.13m x 2.72m)

Bedroom One 16' 9" x 10' 7" (5.10m x 3.22m)

Bedroom Two 12' 8" x 9' 7" (3.86m x 2.93m)

Bathroom 6' 8" x 6' 5" (2.02m x 1.95m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 22nd April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Electric, Gas, Water & drainage

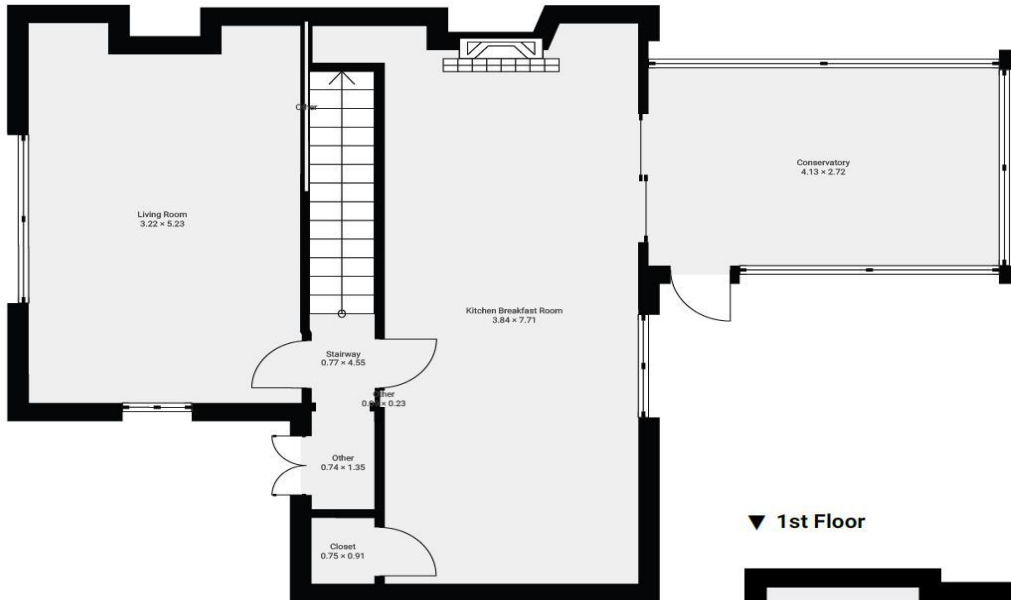
Council tax band: B

Tenure: Freehold

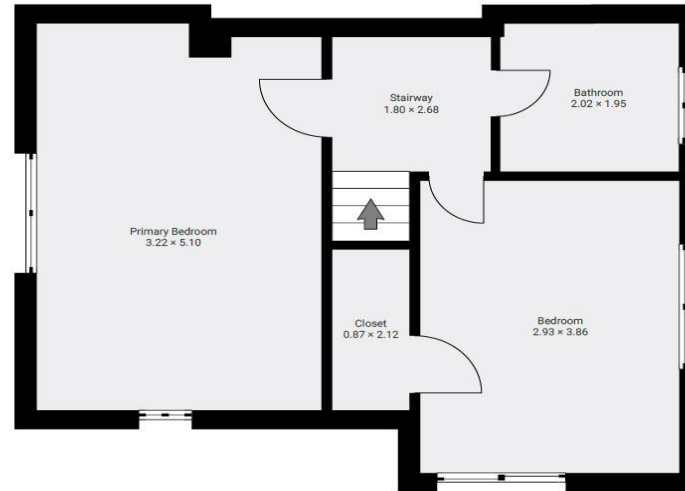
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

