

NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

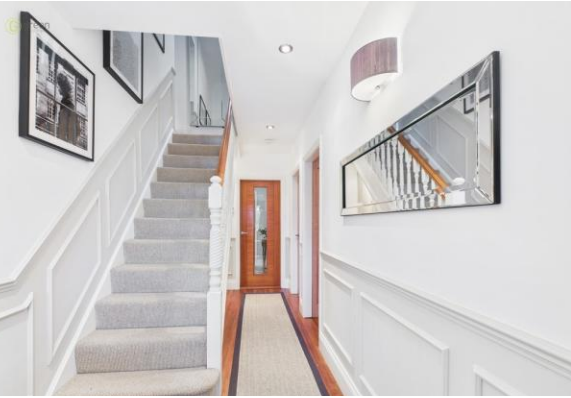
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- AN IMMACULATELY PRESENTED EXTENDED TRADITIONAL DETACHED FAMILY HOME
- SPACIOUS FAMILY LOUNGE AND SEPERATE DINING ROOM
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FIVE BEDROOMS - MASTER EN-SUITE
- LUXURY RE-APPOINTED FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY



Rectory Road, Sutton Coldfield, B75 7RT

£700,000



Property Description

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION - This immaculately presented extended traditional five bedroom traditional style detached house occupies this highly sought after residential location backing onto Rectory Park, and being conveniently situated for excellent local schools and shops, with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre and Birmingham City Centre and motorway connections. The accommodation which has been substantially extended and updated throughout to a high specification briefly comprises enclosed porch, welcoming reception hallway, spacious lounge, separate dining room, extended open plan comprehensively fitted kitchen diner / family room, lobby, guest cloakroom, gallery landing, five first floor landing, FIVE bedrooms - master with en-suite with Juliette balcony and a luxury reappointed family bathroom. Outside to the front the property is set back behind a multi vehicle block paved driveway giving access to the garage and to the rear there is a large landscaped sized established enclosed rear garden with garden cabin and store. Internal viewing of this property is highly recommended and in more detail the accommodation comprises: Outside to the front the property is set well back from the road behind a multi vehicle block paved driveway giving access to the large garage, raised planted borders, gated access to the rear and external lighting.

ENCLOSED ENTRANCE PORCH Approached by a leaded double glazed French doors with matching side screens with tiled floor, half height wood panelling to walls.

WELCOMING RECEPTION HALLWAY Being approached by a stained glass leaded reception door with matching side screen, half height wood panelling to walls, feature designer radiator, red hard wood flooring, spindle staircase leading off to first floor accommodation, beautiful bespoke built in storage cupboards, down lighting, wall light points and doors off to all rooms.

FRONT RECEPTION ROOM/DINING ROOM 13' 10" x 10' 11" (4.22m x 3.33m) Focal point to the room is a feature sandstone fireplace with inset living flame gas fire, ornate coving to ceiling, red hardwood flooring, feature designer radiator, space for dining table and chairs and leaded double glazed window to front elevation.

EXTENDED REAR LIVING ROOM 12' 02" max 10' 08" min x 20' 03" (3.71m x 6.17m) Having double glazed French doors with matching side screens giving access to the rear garden, two feature designer radiators, ornate coving to ceiling.

EXTENDED OPEN PLAN KITCHEN/FAMILY ROOM 22'5" max x 18' 6" max 11'5" min (6.58m x 3.51m) Having being refitted with a bespoke Wren range of wall and base units with fitted quartz work top surfaces over, with inset one and a half bowl sink unit with feature brass mixer tap, smoked mirrored splash backs, Neff induction hob with extractor set in canopy above, built in Neff electric oven with side backdoor, integrated Neff combination microwave oven, space for American style fridge/freezer, built in double larder cupboard, central island breakfast bar with quartz work top surfaces over with recycling cupboard below, space for wine chiller, Karndean herringbone flooring, down lighting, media wall with acoustic panelling, down lighting, under floor heating, surround sound, feature designer vertical radiator, feature Velux double glazed skylight and double glazed bi-folding doors giving access out to the rear garden, pedestrian access door through to the garage, door to inner hallway with cupboards housing coats/storage cupboard and further door to guest cloakroom.

GUEST CLOAKROOM Having being refitted with a designer range of sanitary ware incorporating slimline vanity wash hand basin with brass mixer tap and cupboards below, close coupled low flush WC, herringbone Karndean flooring, down lighting, extractor and opaque double glazed window to rear elevation.

GALLERIED LANDING Approached by a split level stair case with access to exceptionally large loft space, fully boarded with power and lighting, built in storage cupboard and doors off to bedrooms and bathroom.

MASTER BEDROOM 20' 2" max x 11' 06" max 10'9" min (6.15m x 3.2m) Having a extensive range of bespoke fitted bedroom furniture, having two double wardrobes, fitted chest of drawers, further built in double wardrobe, bedside cabinets, cabin style storage cupboards, radiator, walk in wardrobe, feature double glazed French doors with glass Juliet balcony and door leading through to en suite shower room.

LUXURY REAPPOINTED SHOWER ROOM Having being refitted with a vanity wash hand basin with chrome mixer tap with cupboards beneath, close coupled low flush WC, part complementary tiling to walls, tiled floor, full complementary tiled enclosed double shower cubicle with mains fed shower over, chrome ladder heated towel rail, opaque double glazed window to rear elevation, down lighting.

BEDROOM TWO 14' 2" max x 11'8" max 10'2" min (4.29m x 3.05m) With leaded double glazed window to front with fitted window shutters, built in double wardrobe with shelving and hanging rail and sliding doors and radiator.

BEDROOM THREE 12' 11" x 11' 07" (3.94m x 3.53m) Having walk in wardrobe, radiator and double glazed window over looking rear garden.

BEDROOM FOUR 14' 01" x 11' 00" (4.29m x 3.35m) Having leaded double glazed window to front with fitted window shutters, radiator.

BEDROOM FIVE 9' 02" x 8' 01" (2.79m x 2.46m) Having leaded double glazed window to front with fitted window shutters, radiator, feature beamed ceiling and down lighting.

FAMILY BATHROOM Being luxuriously reappointed with a four piece suite comprising panelled bath with chrome mixer tap and shower attachment, low flush WC, vanity wash hand basin with chrome mixer taps and drawers beneath, part complementary tiling to walls, tiled floor, fully tiled enclosed shower cubicle with mains fed shower over, chrome ladder heated towel rail, down lighting, two extractors and opaque double glazed window to rear elevation.

GARAGE 18' 2" x 11' 11" (5.54m x 3.63m) large garage with electric up and over door. Fitted utility cupboards and sink with granite worktop. side entrance door.

OUTSIDE To the rear there is approximately 150 feet length garden with full width porcelain paved patio, well maintained lawn with an abundance of mature shrubs and trees, to the top of the garden is an Indian sandstone paved patio, gated access through to Rectory Park, raised planter with garden lighting, useful brick built garden store with light and power, alarm and cedarwood garden room with internet connection, light and power, bi-folding doors and double glazed windows to side, external security lighting.

GARDEN ROOM/HOME OFFICE 12' 1" x 10' 1" (3.68m x 3.07m) With double glazed aluminium bi-folding doors and double glazed aluminium windows to the side, cedar wood external panelling, fitted integrated fridge freezer, cupboards, worktop and heating. Electric and internet connections. External Security Lighting.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE Good outdoor
O2 & Vodafone Good outdoor and in-home
Three Good outdoor, variable in-home

Broadband coverage -
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, City Fibre & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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