



- *Motivated seller*
- Extended, four bedrooomed semi-detached
- Well-appointed family bathroom
- Open plan lounge through dining room
- Impressive rear conservatory
- Extended fitted breakfast kitchen
- Shower room/utility & guest WC
- Multivehicle drive to fore & single garage
- Lawned and paved rear garden
- Excellent position close to amenities



RECTORY PARK AVENUE, SUTTON COLDFIELD, B75 7BL - OPEN TO OFFERS
£450,000

This four-bedroomed, extended, semi-detached freehold family home in Sutton Coldfield offers beautifully proportioned accommodation and excellent scope for personalisation, making it ideal for growing families or buyers seeking a property with both space and potential. The home is conveniently located within walking distance of amenities at the top of Reddicap Hill, including a restaurant, café and local grocery store, while further comprehensive retail and leisure facilities are easily accessible via the many readily-available bus services providing links to surrounding towns and Birmingham city centre. New Hall Valley is also just a short stroll away, offering wonderful opportunities for walking, recreation and enjoying the outdoors. The property benefits from gas central heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises a porch and deep entrance hall, an under-stairs guest cloakroom/WC, a spacious open-plan lounge flowing through to a rear dining area with access to the conservatory, an extended fitted breakfast kitchen and a convenient downstairs shower room with utility space. To the first floor are four generously-proportioned double bedrooms, complemented by a family bathroom completing the internal layout. Externally, a block paved driveway provides off-road parking for multiple vehicles and leads to the garage, which features an up-and-over door. To the rear, block paving is complemented by a prominent lawned garden, creating a versatile outdoor space for family use and entertaining. To fully appreciate the size, potential and position of this attractive family home, an internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH: Space is provided for storage, an internal PVC double glazed obscure door opens to:

DEEP ENTRANCE HALL: Doors open to under stairs storage and guest cloakroom / WC, glazed doors to an extended fitted breakfast kitchen and lounge through dining room, radiator, stairs off to first floor.

LOUNGE THROUGH DINING ROOM: 27'05 (into bay) x 11'08: PVC double glazed bay window to fore, space for complete lounge suite, inset live-flame electric fire, radiators, space is provided for a full dining table with chairs, a glazed door opens back to entrance hall and a PVC double glazed door with window to side opens to:

CONSERVATORY: 13'03 x 10'02: PVC double glazed windows and door open to rear garden, space for family lounging suite, a PVC double glazed door opens back to dining room.

EXTENDED FITTED BREAKFAST KITCHEN: 15'08 x 12'08: PVC double glazed windows to rear, having obscure glazed door opening to side, matching wall and base units with recesses for Rangemaster-style dual fuel oven and American-style fridge / freezer, integrated dishwasher and fridge, edged work surface with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks and flooring, space for breakfast table and chairs, glazed door opens back to entrance hall with further door opening to:

UTILITY / SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle, matching base units with recesses for washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, door back to kitchen.

GUEST CLOAKROOM / WC: Suite comprising low level WC and wash hand basin, tiled splashback, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 12'07 x 10'02: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 10'10 x 10'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 15'08 x 9'02: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM FOUR: 14'01 x 7'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, ladder-style radiator, door back to landing.

REAR GARDEN: A block paved patio advances from the accommodation and leads to lawn, shrubs are offered sporadically with timber fencing lining and privatising the property's border with access being given back into the home via PVC double glazed doors to kitchen and to conservatory.

GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore.

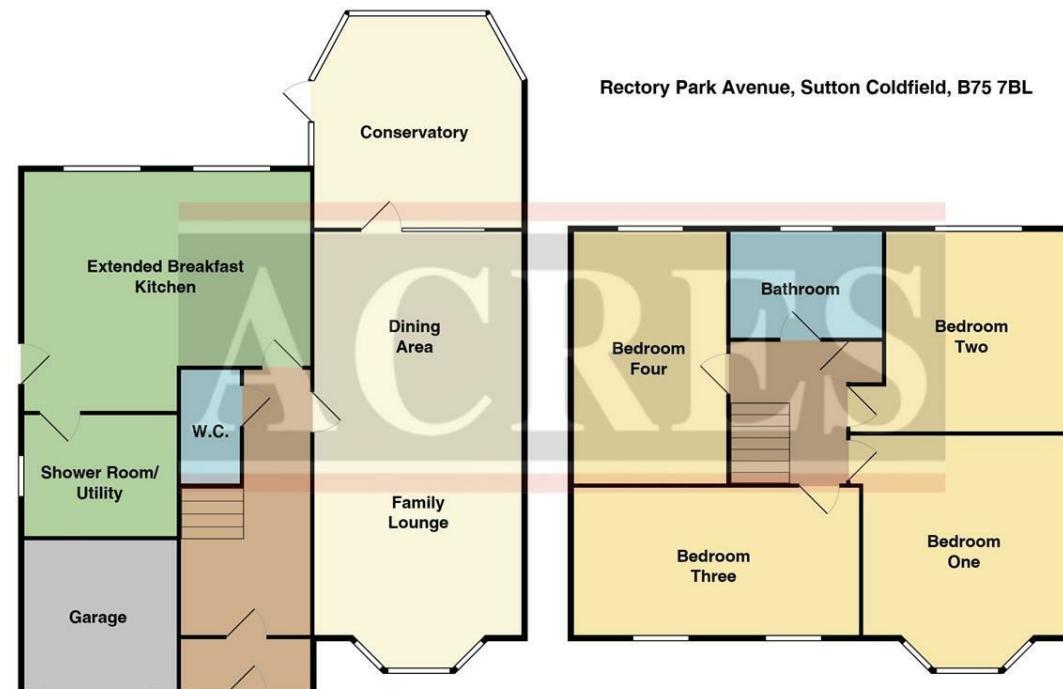
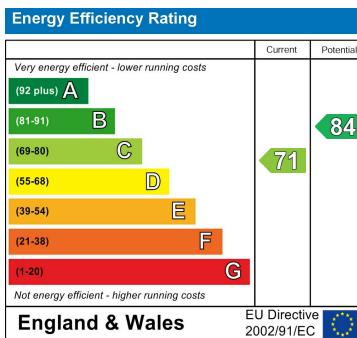


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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.