



Connells

Rectory Road
Sutton Coldfield



Property Description

A unique opportunity to purchase a rare to the market three double bedroom, traditional style family detached home, located on an excellent sized plot with a good sized side garage. The property has many retaining character features, is located close to the heart of Sutton Town Centre and train station. In a much sought after school catchment area for both primary and secondary schools and backing onto the popular Rectory Park and close to Good Hope Hospital. The accommodation comprises ample driveway providing off road parking, a good sized side garage, entrance porch with reception hallway, family lounge and separate dining room, refitted kitchen, refitted first floor bathroom and separate WC and three double bedrooms. The property has excellent potential for extension (subject to planning).

Entrance Porch

Having door to the front giving access into the porch with internal single glazed door giving access into the reception hallway.

Reception Hallway

Having feature dog leg staircase leading to the first floor landing, parquet flooring, window to the side and feature stained glass window, telephone point, doors lead to the two separate reception rooms and the refitted breakfast kitchen and door to built-in storage cupboard providing excellent storage space.

Family Lounge

15' 8" x 12' 5" (4.78m x 3.78m)

Having single glazed door French door giving access into the rear garden with single glazed windows to either side with excellent views onto the mature rear garden, radiator to wall, gas fire facility with feature wooden fire surround with marble inset and hearth and coving to ceiling.

Dining Room

12' 1" x 12' 5" (3.68m x 3.78m)

Having a single glazed window to the front, radiator to wall, feature beamed ceiling, two wall light fittings and feature fire surround with tiled inset.

Breakfast Kitchen

10' 4" x 9' 11" (3.15m x 3.02m)

Briefly comprising a modern refitted breakfast kitchen, having fitted base units with work surfaces over, fitted matching wall units, single glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over, built-in four ring gas hob with cooker hood and extractor fan and built-in electric oven, integrated slim-line dishwasher, radiator to wall, coving to ceiling, space for a breakfast table and pedestrian door gives access into the garage.

Guest WC

Having low level flush WC, single glazed window to the side and wash hand basin.

First Floor Landing

Having window, doors off to the three bedrooms, the family bathroom and separate WC.

Bedroom 1

12' 1" x 12' 5" (3.68m x 3.78m)

Having single glazed window to the front, radiator to wall and picture railing to wall.

Bedroom 2

15' 9" to include the bay x 12' 6" (4.80m to include the bay x 3.81m)

Having single glazed window to the rear, radiator to wall and picture railing to wall.

Bedroom 3

10' 5" x 9' 11" (3.17m x 3.02m)

Having single glazed window to the rear and radiator to wall.

Family Bathroom

Having panelled bath, separate shower cubicle with electric shower facility, wall mounted wash hand basin with cupboard under, frosted single glazed window and part tiling to walls.

Separate WC

Having low level flush WC, dado railing and single glazing window to the side.

Outside

Front

The property benefits from having ample tarmacadam driveway providing ample off road parking, access to the property and access to the garage.

Garage

22' 9" x 10' 7" maximum (6.93m x 3.23m maximum)

Being an excellent sized garage and being accessible from the kitchen. Having double glazed window to the rear, wall mounted central heating boiler, sink to wall, sliding doors open onto the driveway and double glazed door gives access onto the rear garden.

Rear Garden

Being an excellent sized rear garden with patio area, planted borders, garden laid to lawn, various mature plants and shrubs. Having space for a shed and having gated access into Rectory Park.

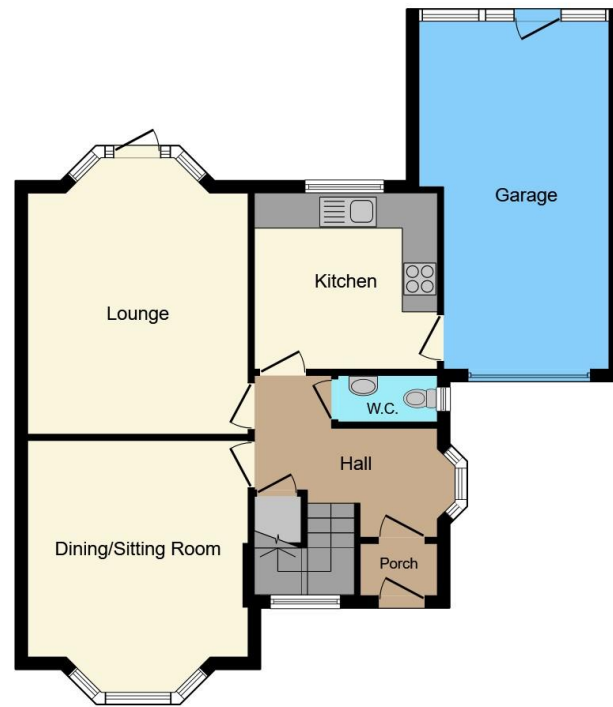
Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Ground Floor



First Floor

Total floor area 125.7 m² (1,353 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



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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