

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ This is an excellent property located in a very popular area
- ◆ Entrance Hall
- ◆ Lounge
- ◆ Dining Room
- ◆ Fitted Kitchen
- ◆ Utility/family area
- ◆ Guests cloakroom
- ◆ Three Excellent bedrooms
- ◆ Fore garden with parking space and access to garage
- ◆ Rear garden with patio and lawn



330 Rectory Road, Sutton Coldfield, B75 7PA ~ Offers around £325,000

Welcome to this freehold three-bedroom semi-detached house located on Rectory Road in the sought after area of Sutton Coldfield. The property offers internally the following, entrance hall, family lounge, dining room, fitted kitchen, utility/family area and guests cloakroom. To the first floor are three generously sized bedrooms, offering ample space for a growing family and bathroom. Outside is a fore garden including driveway leading to garage front and to the rear is a garden with patio and lawn. Offering no upward chain do not miss the opportunity to make this lovely three-bed semi your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones. Council tax band C, EPC rating D.

Access is via brick blocked fore garden with planted side area

ENCLOSED PORCH Double glazed panels to front and side, double glazed door into timber reception door to

HALLWAY Double glazed window to front, radiator, tiled floor, staircase to first floor and doors into kitchen and

LOUNGE 14'6" max 13'4" min to chimney breast x 12'4" max 10'3" min Having double glazed bow bay window to front, radiator, coving and medallion to ceiling, open archway through to

DINING ROOM 10'4" x 10'0" Timber effect floor, radiator, double glazed patio door system to rear garden, door into

KITCHEN 9'11" min 14'5" max into door well x 8'2" Having a range of units to include drawer, base and eye level and display cupboards, work surface and tiled splash back, space for electric cooker with extractor hood over, double glazed window to rear, radiator, archway into

INNER LOBBY With double opening doors into under stairs storage cupboard, open archway into

UTILITY/FAMILY ROOM 7'10" x 7'8" Radiator, door to rear, door to garden and door into

GUEST CLOAKROOM Close coupled WC, opaque glazed window

FIRST FLOOR LANDING Window to side, coving to ceiling, doors into

BEDROOM ONE 13'3" x 10'7" plus door well Double glazed window to front, built in wardrobe/store cupboard, coving to ceiling, radiator, access to loft space

BEDROOM TWO 10'0" min 11'2" max x 12'4" Double glazed window to rear, radiator, coving to ceiling

BEDROOM THREE 8'5" x 9'10" max 6'11" min to cupboard front Double glazed window to front, radiator, coving to ceiling, over stairs storage

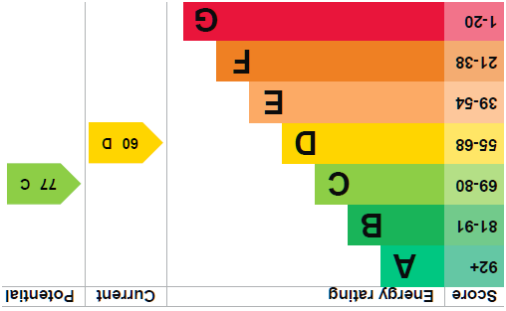
BATHROOM Having a panelled bath with shower attachment over, wash had basin set into a vanity unit, close coupled WC, door into boiler cupboard housing wall mounted gas central heating boiler, double glazed opaque window to rear, coving to ceiling, tiling to walls

REAR GARDEN Paved patio with lawned garden, raised hard standing patio, shed, fencing and foliage to boundaries

GARAGE 15'4" x 8'1" max 7'8" min (please check the suitability of this garage for your vehicle) Up and over door to front, light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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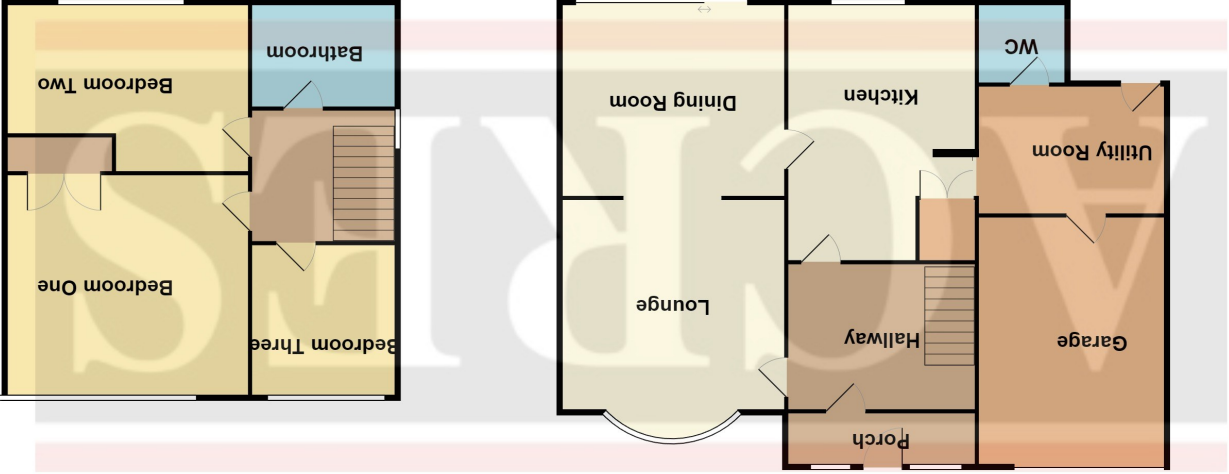
COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

As per sales particulars.
Recommended via Acres on 0121 321 2101.

TENURE:

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
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As per sales particulars.

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 their purpose, or within 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.