

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

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- Highly Sought After Town Centre Location
- Beautifully Maintained Throughout
- Large Lounge & Dining Room
- Refitted Kitchen Diner
- Home Office



135 Rectory Road, Sutton Coldfield, B75 7RT

Offers In Region Of
 £750,000

Property Description

DRAFT SALES DETAILS AWAITING APPROVAL BY VENDOR

Green and Company Distinctive Homes are delighted to offer to the market this superbly presented 4 bedroom traditional detached family home nestled away on a private plot within the centre of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town centre all of which are on the doorstep. This lovely family home sits back off the road and is approached via a large gravel driveway with parking for a number of vehicles, internally there is a hallway leading to a large lounge diner, refitted kitchen diner with utility & pantry off, on the first floor there are 4 double bedrooms and a large family bathroom, on the top floor there is a loft room with a shower room off, to complete the home there is a stunning landscaped garden which must be seen to be appreciated.

Retaining many original features throughout this lovely family home must be viewed to enjoy the wealth of accommodation on offer and is also being sold with the benefit of having no upward chain.

In brief the accommodation comprises:

ENTRANCE HALLWAY A large entrance hallway with a staircase rising to the first floor with useful under stairs storage cupboard, spot lights, coving, radiator and doors leading to:

LOUNGE/DINING AREA 36' 02" into bays x 13' 07" (11.02m x 4.14m) A superb sized lounge and dining area ideal for entertaining with deep walk in bay windows to the front and rear, stripped wooden flooring throughout, a beautiful log burner as the focal point, spot lights throughout, coving and 2 radiators.

KITCHEN/DINER 15' 09" x 17' 11" (4.8m x 5.46m) Beautifully refitted to provide a modern and contemporary feel with a stunning range of white base mounted units with complementing work surfaces over, space for a Range style cooker, space for a dishwasher and fridge freezer, sink and drainer unit, full width low windows taking advantage of the beautiful rear garden, vaulted rear ceiling with Velux windows allowing further natural light, a door to the rear garden and further side window, ample space for a dining table and chairs for casual dining and a door to the walk in pantry with tiled flooring, plumbing and space for white goods and a window to the side.

HOME OFFICE 15' 00" x 9' 10" (4.57m x 3m) Offering a multitude of uses but currently being used as a home office with 2 side windows and radiator.

From the hallway a staircase rises to the first floor landing with a stained glass window to the front, radiator, spotlights and doors to:

BEDROOM ONE 15' 00" x 12' 11" (4.57m x 3.94m) A large master bedroom with a range of fitted wardrobes with shelving and hanging space, a window to the rear and radiator.

BEDROOM TWO 15' 04" x 12' 11" (4.67m x 3.94m) A further double bedroom with a bay window to the front aspect, built in wardrobes and radiator.

BEDROOM THREE 10' 10" x 8' 07" (3.3m x 2.62m) Having a window to the rear and radiator.

BEDROOM FOUR 13' 08" x 10' 03" (4.17m x 3.12m) Having a bay window to the front, built in wardrobes and radiator.

FAMILY BATHROOM Includes a white suite with an oversized corner bath with shower over, wash hand basin, low level WC, window to the side and a further WC off the main landing.

From the landing a staircase rises to the loft room.

LOFT ROOM 15' 08" plus eaves x 13' 08" plus eaves (4.78m x 4.17m) A large space with Velux windows to the rear, radiator, eaves storage and a door to:

SHOWER ROOM To include a white suite with a walk in shower cubicle, circular wash hand basin on raised plinth with vanity storage, WC and heated towel rail.

To the rear of the home there is a beautifully landscaped wild life garden with many areas of interest, there are ornamental pathways winding around natural ponds, mature trees, shrubs and flowering borders, raised beds, an arbour/patio for entertaining, a number of outside sheds/workshops and ideal for the keen gardener and offers a most calming and picturesque setting.

Council Tax Band F Birmingham City Council

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.

