



Rectory Road,  
Sutton Coldfield, B75 7PJ

Offers in Excess of £260,000



# Sutton Coldfield

Offers in Excess of £260,000



Sold with the security of no onward chain, this is a fabulous opportunity to procure a charming end terrace family home situated in the popular Rectory Road. Modernised throughout but retaining certain character features, this is a property bursting with potential for budding first-time buyers or investors alike. Benefitting from a substantial corner plot positioning, the property is approached by generous frontage and accessible via on-street parking.

Stepping through the front door, there is a welcoming entrance hall winding off to the various downstairs accommodation. Immediately to the left is a spacious lounge measuring in excess of 16' and accentuated by an enchanting, exposed brick fireplace and fitted storage. There is an alcove that is perfectly suited to house an office space or large dresser, culminating in a sitting room that appears much bigger than at first glance. The kitchen breakfast room is an attractive space characterised with gorgeous country house panelling and pretty views out to the substantial rear garden. The fitted kitchen has been recently fitted and is finished with brand new units such as a new sink, hob and oven. Storage room with potential use as a utility is located off the ground floor hallway.

Upstairs comprises two generous double bedrooms, the back bedroom boasts integral storage solutions, and both are serviced by the family bathroom located off the landing.

At the property's rear, the large rear garden is made nicely secluded by the greenery at the perimeter giving a great amount of privacy. Part patio for al fresco and part laid to lawn, it is one of the more substantial plots on the terrace.

There is a precedent set on the road for significant extension, improvement and development opportunity owing to the great plot size which measures approximately 0.07 acres.

Brimming with features and sold with the security of no onward chain, this is a fantastic first-time purchase or excellent development opportunity!







## Property Specification

SOLD WITH NO ONWARD CHAIN  
FRONT AND REAR GARDENS  
REFURBISHED THROUGHOUT  
CHARACTER FEATURES  
END TERRACE FAMILY HOME

**Kitchen 7' 0" x 4' 5" (2.13m x 1.35m)**

**Dining Area 13' 6" x 10' 6" (4.11m x 3.20m)**

**Living Room 21' 11" x 17' 9" (6.68m x 5.41m)**

**Storage Room 9' 3" x 6' 7" (2.82m x 2.01m)**

**Bedroom One 16' 3" x 10' 4" (4.95m x 3.15m)**

**Bedroom Two 12' 3" x 10' 5" (3.73m x 3.17m)**

**Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 23rd September 2024

### Viewer's Note:

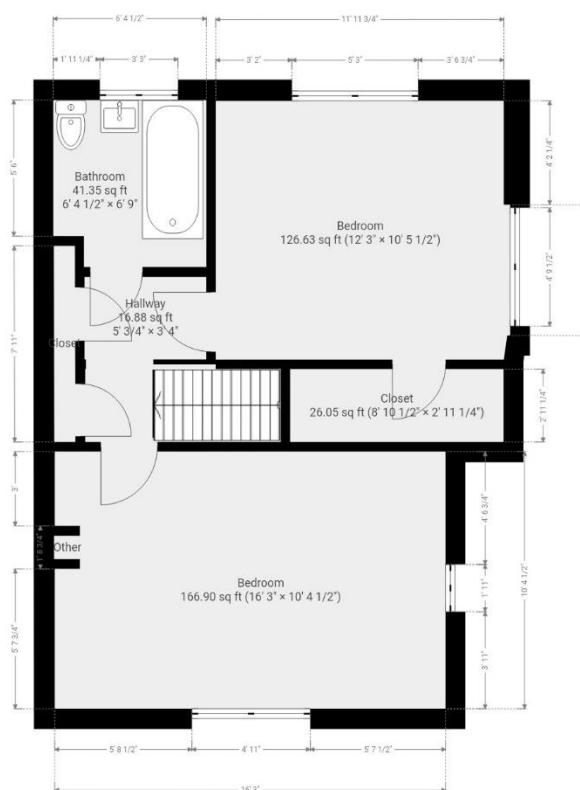
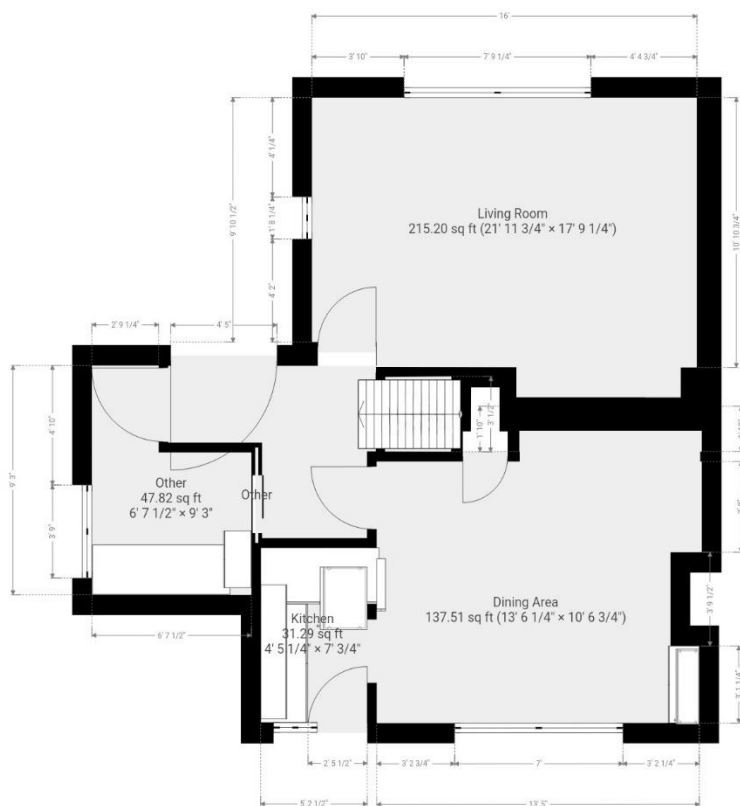
Services connected: Electricity, gas, water & drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

