



19 Rectory Road
, Sutton Coldfield, B75 7AJ

Offers over £400,000



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HS Homes are proud to present this well presented and spacious 3 bed semi-detached family home, conveniently situated within close proximity to Sutton Town Centre and Good Hope Hospital. This family home comprises of 3 double bedrooms, bathroom, 3 reception rooms, open plan kitchen diner and a downstairs toilet.

On Approach

The property sits back from the main road, behind a tarmacked and paved driveway, with parking for up to 3 cars.

Hallway

Stepping through the front door and into the entrance hallway, which leads on the sitting room, kitchen diner and stairs to the first floor.

Sitting Room

The sitting room has a large, double-glazed bay window to the front of the house and has a wall mounted electric fireplace and wooden flooring throughout.

Kitchen Diner

This open plan kitchen and dining area has 2 large, double-glazed windows at opposite sides of the house, allowing natural light to flow through this bright and airy room. With ample wall and floor mounted cabinets for storage and plenty of space for all freestanding appliances. The kitchen leads on to a private dining area at the front of the house, with a downstairs toilet situated in-between to the two rooms.

Lounge

Off from the kitchen is another reception room. The

lounge is an extend living area which has a double-glazed window to the side and French doors leading out to the rear garden. The lounge has a feature fireplace and wooden flooring throughout.

Garden

The garden has a paved area to the front and laid lawn to the rear, enclosed with wooden fence panels.

Master Bedroom

The master bedroom has a double-glazed bay window to the rear and wooden flooring throughout.

Bedroom Two

The second bedroom has a large, double-glazed bay window to the front with wooden flooring throughout.

Bedroom Three

The third bedroom has a double-glazed window to the rear and wooden flooring throughout.

Family Bathroom

The family bathroom has an obscured glass window to the front of the house and comprises of a shower over bath, toilet and sink with mixer tap. With a combination of cream and beige floor and wall tiles throughout.

The Location

Situated in the heart of Sutton Coldfield, Rectory Road offers easy access into both the Town Centre and Good Hope Hospital.

Rectory Road is a prime location, offering excellent transport links to the M42, A5 and M6. With Sutton

Railway station just under a mile away, offering quick and easy access to Birmingham City Centre and Lichfield.

If you enjoy the outdoors, Sutton Park is over 2,400 acres and is one of the largest urban parks in Europe. The park has open heathland, woodlands, seven lakes, wetlands, and marshes - each with its own rich variety of plants and wildlife, some rarely seen in the region. Cattle and wild ponies graze on the land.

If you have a young family, schools will be a major consideration for you. Rectory Road is in the catchment area for a variety of outstanding and good primary and secondary schools that regularly achieve above average scores in both progression and attainment 8 measures.

Applicants

All applicants must undergo reference checks and a credit check.

No smokers

No pets

No CCJ's or IVA's

PROFESSIONALS ONLY



Road Map



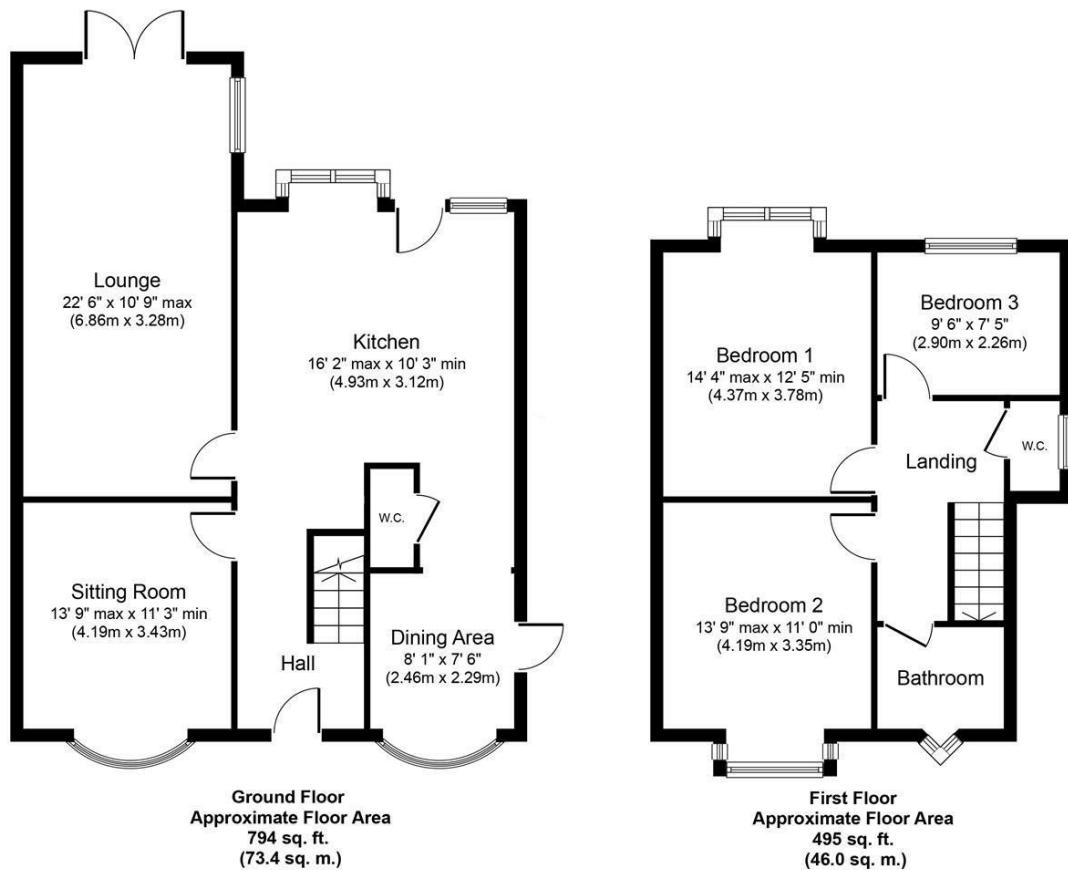
Hybrid Map



Terrain Map



Floor Plan



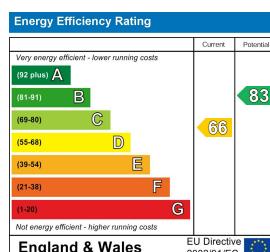
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

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Energy Efficiency Graph



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