

ACRES

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- * Lounge
- * Sitting Room
- * Dining Room
- * Kitchen
- * Four Bedrooms
- * Double Glazing
- * Central Heating
- * No Upward Chain



64 RECTORY ROAD, SUTTON COLDFIELD, B75 7AS OFFERS OVER £325,000

Acres are delighted to offer for sale this incredibly spacious three storey property, that is freehold and council tax band D. The property is situated within easy reach of many amenities including Sutton Coldfield town centre, Schools, Railway Station and parks. The interiors offer welcoming entrance hall, lounge, dining room and sitting room, fitted kitchen and guests cloakroom. To the first floor are three double bedrooms and bathroom and to the loft is a very large fourth double bedroom. Outside is a fore garden and to the rear is a well manicured garden with lawn, patio, pathways and timber summer house/storage. This property also offers no upward chain so there will be no delay from the Vendor. Viewing is essential to appreciate what a good buy this is for so many reasons. EPC rating E. Please note the vendor is related to a member of Acres Staff.

Access is via a paved fore garden leading to a double glazed leaded light reception door with double glazed transom above

Entrance Hall A lovely long hallway with newel and balustrade staircase to first floor, coving to ceiling, dado rail, radiator, door into under stairs storage cupboard, double glazed window to side, door into:

Linen Cupboard With shelving and radiator, further doors into breakfast room, dining / sitting room

Lounge 12'0" x 12'7" max 11'5" min to chimney breast Having double glazed window to front, coving and medallion to ceiling, classically styled fire surround with decorative tiled back and hearth with fitted living flame effect fire

Sitting / Dining Room 11'10" max 10'7" max 9'4" min Having medallion to ceiling, dado rail, double glazed window to rear, radiator, traditional style fire surround with fitted living flame effect fire, ornate tiled cheeks and marble hearth

Breakfast Room 10'7" min x 9'1" An excellent third reception room with double glazed window to side, fitted gas fire and door into:

Kitchen 19'10" max 9'1" min x 8'10" max 4'10" min A generous fitted kitchen with a range of drawer, base and eye level cupboards, work surfaces, tiling to part walls, four ring gas hob with extractor hood over, double oven / grill combination, stainless steel one and half bowl sink and drainer under the double glazed side window, radiator, space and plumbing for washing machine, further double glazed window to rear and door into:

Inner Lobby Having tiling to approximately half height, double glazed door to garden and door into:

Guest Cloakroom Low level W.C, wash hand basin, radiator, tiling to part walls, double glazed patterned window

First Floor Landing Coving to ceiling, dado rail, continuation of staircase up to loft room, door into store cupboard

Bedroom One 17'10" max 17'0" min to chimney breast x 12'0" An incredibly large double bedroom with two double glazed windows to front, radiator, coving to ceiling, dado rail, original style fire surround

Bedroom Two 11'10" x 12'0" max 11'0" min An excellent double bedroom with coving and medallion to ceiling, dado rail, double glazed window to rear, original style fire surround

Bedroom Three 10'7" max 9'9" min x 9'0" max 6'7" min to cupboard front Having coving and medallion to ceiling, double glazed window to rear, radiator, cupboard housing wall mounted gas central heating boiler

Bathroom Having a white suite comprising bath with shower attachment, pedestal wash hand basin, close coupled W.C, tiling to part walls, radiator, double glazed patterned window

Second Floor Landing Having roof light and door into:

Bedroom Four 18'8" max x 17'0" max 11'9" min with some restrictive headroom An incredibly generous room with double glazed window to front and double glazed Velux window to rear, half door into storage

Garden Having paved courtyard to side with gate to front, lawned area, pathway to summer house / storage



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

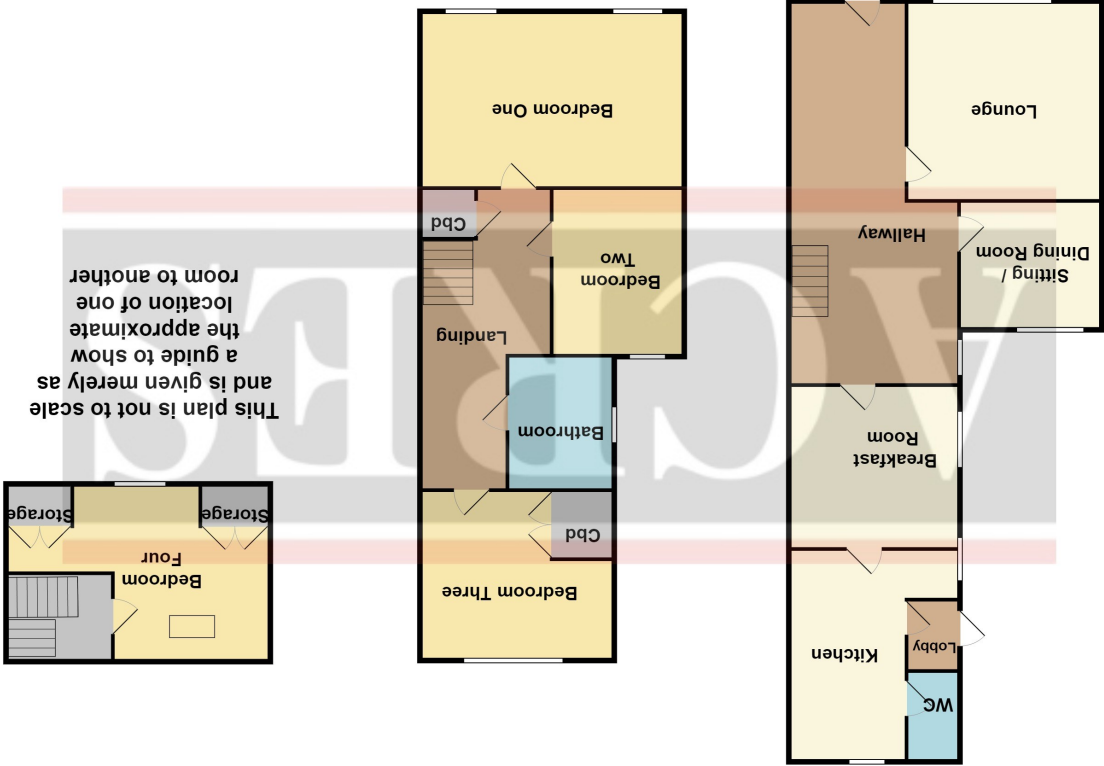
TENURE:

COUNCIL TAX BAND: FIXTURES & FITTINGS:

VIEWING:

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.)

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



This plan is not to scale and is given merely as a guide to show the approximate location 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.