

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



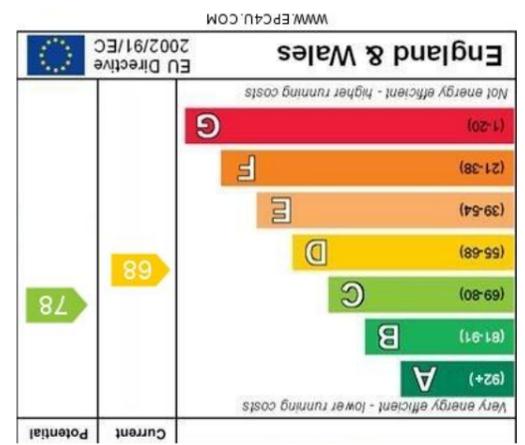
**LEGAL READY**

“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....  
 Date .....



- A BEAUTIFULLY PRESENTED EXTENDED TRADITIONAL SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- FIVE BEDROOMS - TWO WITH ENSUITE
- BEAUTIFULLY MAINTAINED GOOD SIZE WELL MAINTAINED ENCLOSED REAR GARDEN

108 Rectory Road, Sutton Coldfield, B75 7RP

£600,000



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

**HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION WITH COMMANDING VIEWS OVER RECTORY PARK** This beautifully presented extended traditional FIVE bedroom semi-detached house occupies this highly sought after residential location backing onto Rectory Park, and being conveniently situated for excellent local schools and shops, with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre and Birmingham City Centre and motorway connections.

The accommodation which has been substantially extended and updated throughout to a high specification briefly comprises: welcoming reception hallway, front reception room and a beautiful rear lounge with bi-folding doors leading out to the rear garden, an extended open plan comprehensively fitted kitchen diner / family room, utility room and ground floor shower room. To the first floor landing are four first floor bedrooms - bedroom one en-suite and a re-appointed principle family bathroom. To the second floor is the master bedroom and en-suite with amazing views over Rectory Park. Outside to the front the property is set back behind a multi vehicle block paved driveway giving access to the garage and to the rear there is a good sized well maintained enclosed rear garden with a gate leading out to Rectory Park. Internal viewing of this superb property is highly recommended and in more detail the accommodation comprises:

Outside to the front the property is set in a pleasant position on the road, set back behind a multi vehicle shingle driveway, providing ample off road parking with access to the garage with fencing and hedgerow to perimeter.

**ENCLOSED PORCH** Being approached by a leaded double glazed entrance door with double glazed side screens and quarry tiled floor.

**WELCOMING RECEPTION HALLWAY** Being approached by leaded effect glazed entrance door with matching side screens, with original oak flooring, radiator, further leaded stained glass window to side and double glazed opaque leaded effect window to front, spindle turning staircase off to first floor accommodation, radiator, useful under stairs storage cupboard and doors off to all rooms.

**FRONT RECEPTION ROOM** 12' 09" x 11' 09" (3.89m x 3.58m) Having walk in leaded effect double glazed bay window to front, feature carved fireplace with surround with inset living flame gas fire and hearth, wood flooring, radiator and glazed inter communicating doors leading through to extended rear reception room.

**REAR RECEPTION ROOM** 18' 10" x 11' 09" (5.74m x 3.58m) Having down lighting, two feature designer vertical radiators, wood flooring and designer double glazed bi-folding doors leading out to decked sun terrace.

**OPEN PLAN EXTENDED KITCHEN/DINER/FAMILY ROOM**

**KITCHEN AREA** 14' 10" x 9' 11" (4.52m x 3.02m) Having being refitted with a designer range of a comprehensive matching range of high gloss wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and stylish tiled splash back surrounds, fitted induction hob with designer extractor hood over, integrated fridge and freezer, built in double oven, integral dish washer, down lighting, tiled floor, feature designer radiator, opening through to:

**FAMILY/DINING AREA** 13' 05" x 9' 04" (4.09m x 2.84m) Having space for dining table and chairs, insulated vaulted roof with two double glazed skylights with double glazed windows to side and rear elevation, double glazed French doors, giving access to rear garden, feature designer vertical radiator, and door leading through to utility room.

**UTILITY ROOM** 11' 02" x 5' 04" (3.4m x 1.63m) Having a further matching range of base units with worktop surfaces over, space and plumbing for washing machine, tiled floor, radiator, double glazed window to rear, down lighting, pedestrian access door through to garage and further door to down stairs shower room.

**DOWN STAIRS SHOWER ROOM** 10' 10" x 2' 06" (3.3m x 0.76m) Being reappointed with a white suite, comprising vanity slim line wash hand basin with chrome mixer tap with tiled splash back surrounds, low flush WC, tiled floor, fully enclosed double shower cubicle with mains fed shower over, down lighting, radiator and opaque double glazed window to rear elevation.

**GARAGE** 17' 11" x 9' 00" (5.46m x 2.74m) With double opening glazed doors to the front, light and power and pedestrian access door through to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** Being approached via spindle turning staircase from reception hallway with leaded stained glass window to side, staircase continues off to second floor, radiator and doors leading off to all rooms.

**BEDROOM TWO** 13' 10" x 8' 11" (4.22m x 2.72m) Having laminate flooring, radiator, double glazed window overlooking rear garden and door through to en suite shower room.

**EN SUITE SHOWER ROOM** Having a white suite comprising low flush WC, wash hand basin with chrome mixer tap and tiled splash back surrounds, fully tile enclosed shower cubicle with mains fed shower over, extractor, and tiled floor.

**BEDROOM THREE** 16' 06" x 11' 11" (5.03m x 3.63m) Having wood flooring, radiator and walk in leaded effect double glazed bay window to front elevation,

**BEDROOM FOUR** 9' 10" x 8' 07" (3m x 2.62m) Having leaded double glazed window to front, radiator and laminate flooring.

**BEDROOM FIVE** 8' 07" x 6' 11" (2.62m x 2.11m) Having double glazed window to rear elevation, radiator.

**FAMILY BATHROOM** Being reappointed with a white suite comprising double ended panelled bath with mixer tap, part complementary tiling to walls, vanity wash hand basin with mixer tap and drawers beneath, polished tiled floor, radiator, down lighting and opaque glazed window to side elevation.

**SEPARATE WC** Having a low flush WC, tiled floor and opaque double glazed window to rear elevation.

**SECOND FLOOR LANDING** Being approached by a turning spindled staircase from first floor landing, passing opaque double glazed window to side and door leading through to:

**MASTER BEDROOM** 18' 11" x 13' 08" (5.77m x 4.17m) Spectacular room being dual aspect with double glazed picture window with elevated views over Rectory Park to the rear, wood flooring, built in mirrored sliding wardrobes, further built in eaves storage, radiator and door leading through to en suite shower room.

**EN SUITE SHOWER ROOM** Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, part complementary tiling to walls, tiling to floor, fully tiled enclosed double shower cubicle with mains fed shower over, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

**OUTSIDE TO THE REAR** There is a well maintained established good sized enclosed rear garden with decked seating terrace, with neat lawn and an abundance of shrubs and trees with fencing to perimeter, timber framed garden shed and gated access to Rectory Park.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for Three, O2 & Vodafone limited availability for EE and data likely availability for O2 & Vodafone limited availability for EE & Three

Broadband coverage -  
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 901 years remaining. Service Charge is currently running at £D and is reviewed annually. The Ground Rent is currently running at £3.88 per quarter year and is reviewed annually. However we are still awaiting confirmation from the vendors Solicitors and will 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 Solicitors or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format