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Signed \_\_\_\_\_ Date \_\_\_\_\_



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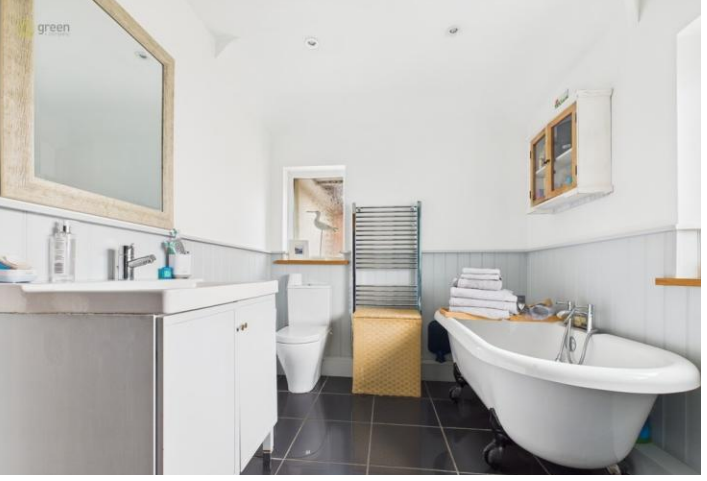


- A BEAUTIFULLY PRESENTED EXTENDED TRADITIONAL THREE/FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- SUPERB FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM
- THREE EXCELLENT FIRST FLOOR BEDROOMS - MASTER ENSUITE
- GROUND FLOOR BEDROOM/HOME OFFICE
- MULTI VEHICLE DRIVEWAY WITH DOUBLE



160 Rectory Road, Sutton Coldfield, B75 7RT

£650,000



## Property Description

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

HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION BACKING ON TO RECTORY PARK This beautifully presented extended traditional three/four bedroom 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 motor way connections. The accommodation which has been substantially extended and updated throughout to a high specification briefly comprises:- welcoming reception hallway, front reception room, extended rear reception room, extended open plan refitted kitchen breakfast room, guest cloakroom, ground floor home office/bedroom four, first floor landing, three excellent sized first floor bedrooms - master bedroom with en-suite, luxury re-appointed principle family bathroom. Outside to the front the property is set back behind a multi vehicle driveway and to the rear there is a good sized landscaped well maintained enclosed rear garden with a multi-functional double garage/workshop, internal viewing of this property is highly recommended and in more detail the accommodation comprises:

Outside to the front the property is set well back from the road behind a multi vehicle block paved driveway providing ample off road parking. There is a driveway to the rear of the property giving access to a double detached garage and gated access to the side of the property.

CANOPY PORCH With outside light, tiled floor.

WELCOMING RECEPTION HALLWAY Approached by a wooden reception door with leaded stained glass light with matching side screens, staircase leading off to first floor accommodation, oak flooring, feature vintage style radiator, doors leading off to all rooms.

GUEST CLOAKROOM Being reappointed with a white suite, comprising wash hand basin with chrome mixer tap, low flush WC, part wood panelling to walls, down lighting and feature vintage style radiator and tiled floor.

DINING ROOM 13' 11" x 11' 00" (4.24m x 3.35m) Having a double glazed bay window to front, chimney breast with inset cast iron log burning stove with double glazed windows to either side, oak flooring, feature vintage style radiator, space for dining table and chairs.

EXTENDED REAR LIVING ROOM 17' 06" x 14' 01" (5.33m x 4.29m) Focal point to room is a feature brick fireplace with surround and slate hearth, cast iron wood burning stove, wood flooring, coving to ceiling, double glazed windows to front and rear elevation, double glazed French doors with matching side screens giving access out to rear garden, feature vintage style radiator.

MULTI FUNCTIONAL ROOM/GROUND FLOOR BED ROOM 12' 04" x 7' 00" (3.76m x 2.13m) Double glazed window to front, down lighting, feature vintage style radiator.

EXTENDED FARM HOUSE KITCHEN/BREAKFAST ROOM 17' 00" x 13' 03" (5.18m x 4.04m) Featuring a range of wall and base units with granite worktop surfaces over, incorporating Belfast sink unit with chrome mixer tap and exposed brick surrounds, built in AEG oven, central island, with inset sink unit and fitted gas on glass hob, extractor above, cupboards beneath, quarry tiled floors, space for fridge/freezer, space for breakfast table and chairs, vintage style radiator, fitted window seat, walk in double glazed bay window to rear, down lighting, double glazed Velux sky light, double glazed door with side screen giving access out to rear garden and door leading through to utility room.

UTILITY ROOM Having a range of wall and base units with worktop surfaces over, space and plumbing for washing machine and further appliance.

FIRST FLOOR LANDING Having staircase with access to loft via a pull down ladder and doors leading off to bedrooms and bathroom.

MASTER BEDROOM 14' 00" x 10' 11" (4.27m x 3.33m) Having double glazed window to front, feature wood panelling to walls, vintage style radiator, and door leading through to en suite.

EN SUITE Being reappointed with a white suite, comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, part brick effect tiling to surrounds, fully tiled enclose shower cubicle, with mains fed shower over, lighting, extractor, chrome ladder heated towel rail, vintage style radiator, and double glazed window to front.  
BEDROOM TWO 11' 08" x 9' 10" (3.56m x 3m) Having vintage style radiator, and double glazed

window to rear with open aspect views over Rectory Park and rear garden.

BEDROOM THREE 12' 07" x 7' 00" (3.84m x 2.13m) Having double glazed window to front, double glazed Velux sky light, built in double wardrobe, and vertical designer radiator.

FAMILY BATHROOM Being luxuriously reappointed with a four piece white suite, comprising vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, free standing roll top bath with clawed feet, chrome mixer tap and shower attachment, part wood panelling to walls, two chrome ladder heated towel rail, fully tiled enclose shower cubicle with mains fed shower over, down lighting and opaque double glazed windows to side and rear elevation.

OUTSIDE To the rear there is a good sized well maintained enclose garden with paved patio, with a gate and pathway leading to neat lawn, having a variety of shrubs and trees with wall and hedgerow to perimeter and at the bottom of the garden there is a detached brick built double garage and garaged/brick built Summer house.

BRICK BUILT DETACHED DOUBLE GARAGE/WORK SHOP 32' 08" x 19' 10" (9.96m x 6.05m) With automatic up and over doors to front, light and power and pedestrian access door to rear garden.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely a availability for Three, O2 & Vodafone limited a availability for EE and data likely availability for O2 & Vodafone limited availability for EE & Three  
Broadband coverage -  
Broadband Type = Standard Highest a available download speed 18 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest a available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest a available download speed 1000 Mbps. Highest a available upload speed 100 Mbps.

Networks in your area:- Openreach & Virgin Media

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 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. 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