



Riland Road,
Sutton Coldfield, B75 7AQ

Offers in the Region Of £230,000

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A charming period home occupying a delightful position within the highly regarded Royal Borough of Sutton Coldfield.

The property is presented for sale in immaculate condition & boasts many original features.

Set behind a gated fore garden internal inspection reveals elegant lounge, formal dining room fitted kitchen & a modern ground floor bathroom.

Stairs lead from the lounge to the first floor landing where there are two spacious & bright double bedrooms.

Attractive mature garden with paved patio area which enjoys a sunny aspect & gated access to the rear providing access to garage & parking space.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Offering excellent potential for a first time purchase or investment therefore internal viewing is highly encouraged.





Property Specification

CHARMING PERIOD HOME
DESIRABLE LOCATION WITH EXCELLENT LOCAL AMENITIES
GARAGE & PARKING SPACE TO REAR
TWO RECEPTION ROOMS
TWO SPACIOUS BEDROOMS

Porch 1.40m (4'7") x 0.53m (1'9")

Lounge 4.12m (13'6") max x 3.44m (11'3")

Dining Room 4.69m (15'5") x 3.44m (11'3")

Kitchen 3.04m (10') x 1.97m (6'6")

Hall 1.93m (6'4") x 0.87m (2'10")

Bathroom 2.01m (6'7") x 1.93m (6'4")

Bedroom 1 3.78m (12'5") x 3.44m (11'3")

Bedroom 2 3.44m (11'3") x 3.42m (11'3")

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: 20th May 2021

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: B
Tenure: Freehold
Other Charges: £400 per annum for Parking Space to Rear

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

