



Riland Avenue,
Sutton Coldfield, B75 7AG

Offers in Excess of £200,000

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An attractive & immaculately presented period terrace home occupying a prime location within the Royal Borough of Sutton Coldfield.

Set behind a delightful fore garden internal inspection reveals elegant formal lounge, charming open plan kitchen/dining room, useful utility room & a contemporary re-fitted shower room.

Stairs lead off the kitchen/dining room to the first floor landing which reveals two bright & spacious double bedrooms.

Enclosed courtyard style garden with decked patio area ideal for alfresco entertaining.

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

Offered for sale as an excellent opportunity for a first time purchase or investment buy & internal viewing is highly encouraged.





Property Specification

IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY
HIGHLY DESIRABLE LOCATION
CHARMING COURTYARD GARDEN
TWO SPACIOUS DOUBLE BEDROOMS
CONTEMPORARY GROUND FLOOR SHOWER ROOM

Lounge 3.42m (11'3") x 3.32m (10'11")

Kitchen/Diner 4.62m (15'2") x 3.32m (10'11")

Utility 2.47m (8'1") x 1.74m (5'9")

Shower Room 2.71m (8'11") x 1.41m (4'8")

Bedroom 1 4.53m (14'10") x 3.34m (10'11")

Bedroom 2 3.41m (11'2") x 3.34m (10'11")



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: 26th October 2020

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: B
Tenure: Freehold

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

