



Riland Road,  
Sutton Coldfield, B75 7AT

Offers in Excess of £350,000

# Sutton Coldfield

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An immaculately presented semi-detached family home situated in a highly popular location within the Royal town of Sutton Coldfield.

Internal inspection reveals a welcoming reception hall, living room with feature fireplace and bay window, spacious dining room and a large fitted kitchen with Velux roof windows filling the room with natural light and double doors leading to the rear garden. The downstairs W.C completes the ground floor accommodation.

Stairs lead from the reception hall to the first floor landing where there are two good sized bedrooms and a modern family bathroom accessed via bedroom one, with separate bath and shower.

Stairs lead from the first floor landing to the second floor where the loft has been converted to create bedroom three.

To the rear of the property there is a well-maintained private garden with patio area and to the fore there is a block paved driveway providing off road parking.

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

Internal viewing is highly recommended to appreciate all this beautiful home has to offer.





### 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: 11th March 2022

## Property Specification

SEMI-DETACHED  
TWO BEDROOMS ON FIRST FLOOR  
CONVERTED LOFT TO CREATE BEDROOM THREE  
WELCOMING HALLWAY  
LIVING ROOM

### Hall

Living Room 3.61m (11'10") x 3.26m (10'8")

Dining Room 4.24m (13'11") x 3.61m (11'10")

Kitchen 7.31m (24') x 2.76m (9'1")

### WC

Landing 3.33m (10'11") max x 1.88m (6'2")

Bedroom 1 4.09m (13'5") x 3.78m (12'5")

Bedroom 2 4.09m (13'5") x 2.78m (9'1")

Bedroom 3 4.09m (13'5") x 3.96m (13')

Bathroom 3.05m (10') x 1.85m (6'1")

### Viewer's Note:

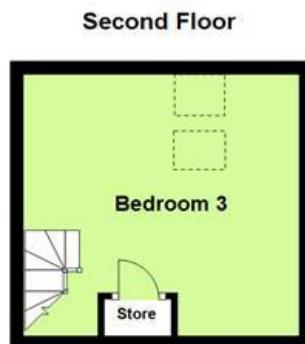
Services connected: Mains electricity, gas, water & drainage

Council tax band: B

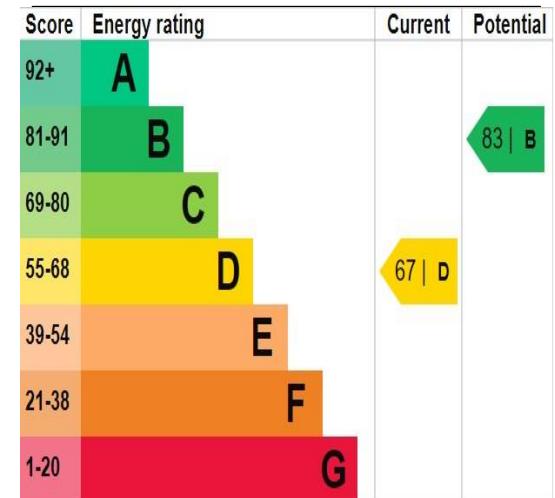
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

