



Riland Road,
Sutton Coldfield, B75 7AN

Offers in the Region Of £225,000

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An attractive mid-terrace period property boasting many original features & occupying a prime position within the Royal Borough of Sutton Coldfield.

Internal inspection reveals entrance hall, welcoming reception hall with ornate flooring, formal dining room with bay window, elegant lounge & a modern fitted kitchen with direct access to the rear garden.

Stairs lead from the reception hall to the first floor landing which reveals two generous sized bedrooms & a large bathroom with bath & free standing shower cubicle.

Charming courtyard garden to the rear of the property which enjoys a sunny aspect along with useful outhouses for storage & gated rear access.

Driveway to the fore of the property provides off road parking along with additional on street parking.

Further parking available locally at an additional cost.

The property is aesthetically pleasing with high ceilings & ornate fire places to both reception rooms & both bedrooms.

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

Offered for sale with no upward chain & an excellent opportunity for a first time purchase or investment buy therefore internal viewing is highly encouraged.





Property Specification

NO UPWARD CHAIN
IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY
FABULOUS CENTRAL SUTTON COLDFIELD LOCATION
EXCELLENT LOCAL AMENITIES & TRANSPORT LINKS
TWO RECEPTION ROOMS

Entrance Hall 1.09m (3'7") x 0.90m (2'11")

Reception Hall 3.60m (11'10") x 2.00m (6'7")

Dining Room 4.87m (16') max x 2.51m (8'3")

Lounge 4.61m (15'1") x 3.55m (11'8")

Kitchen 3.64m (11'11") x 2.08m (6'10")

Bedroom 1 3.65m (12') x 3.58m (11'9")

Bedroom 2 2.94m (9'8") x 2.65m (8'8")

Bathroom 3.65m (12') x 2.12m (6'11")

Landing 4.66m (15'3") x 0.90m (2'11")

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:

Viewer's Note:

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

Property has been previously underpinned.

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

