



Connells

Riland Road
Sutton Coldfield



Property Description

Connells are delighted to present this tastefully extended two bedroom end terraced house within walking distance to Sutton train station. The house boasts many character features and is immaculately presented throughout. The ground floor offers a cosy Living Room with wood burner along with extended kitchen-dining space with feature gas fire and Utility WC to the rear. The first floor offers a spacious master bedroom to the rear plus further good sized bedroom and recently refitted shower room. The home hugely benefits from a Garage to the rear and parking space which is an optional annual subscription, this has been renewed for 12 months from April 2024. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the front door the property comprises:

Living Room

11' 2" MAX x 11' 3" + FRONT DOOR RECESS (3.40m MAX x 3.43m + FRONT DOOR RECESS)

With double glazed bay window to the front, radiator and feature wood burner installed

Hallway

Between reception rooms is an under stairs cupboard housing electric fuseboard and offering ample cloakroom storage space

Kitchen-Diner

26' 4" MAX x 11' 2" MAX (8.03m MAX x 3.40m MAX)

Dining space with radiator, feature gas fire installed and ample space for dining table plus additional seating and door to the stairs.

Kitchen area includes a fully fitted kitchen with a range of wall and base units with solid wood worktops over, integrated dishwasher, freestanding large cooker with 2 electric ovens, 1 grill and 8 burner gas hob, cooker-hood over, ceramic

Utility/Wc

6' 8" x 6' 3" (2.03m x 1.91m)

With low level WC, stainless steel wash hand basin, wall and base units with worktops over, space and plumbing for washing machine, wall mounted CH boiler, heated towel rail radiator and double glazed windows to the rear and side

First Floor Landing

With stairs from the ground floor, loft hatch and doors to:

Bedroom One

12' 2" x 11' 2" MAX (3.71m x 3.40m MAX)

With double glazed window to the rear, alcoves for wardrobes, built in cupboard over the stairs and radiator to the rear wall

Bedroom Two

11' 3" x 6' 8" (3.43m x 2.03m)

With radiator and double glazed window to the front

Shower Room

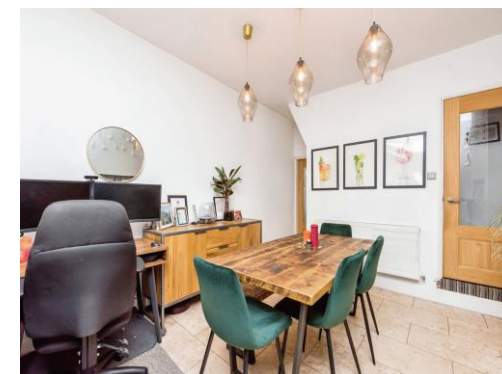
Recently refitted and fully tiled suite with double shower cubicle, mains powered shower installed with rainfall and handheld shower options, double glazed window to the side, low level WC, wash hand basin with storage under, floor to ceiling storage cupboard and heated towel rail radiator

Outside

To the rear is a fully enclosed garden with paved patio area, lawn area, side gate access, external power and water and access to the Garage

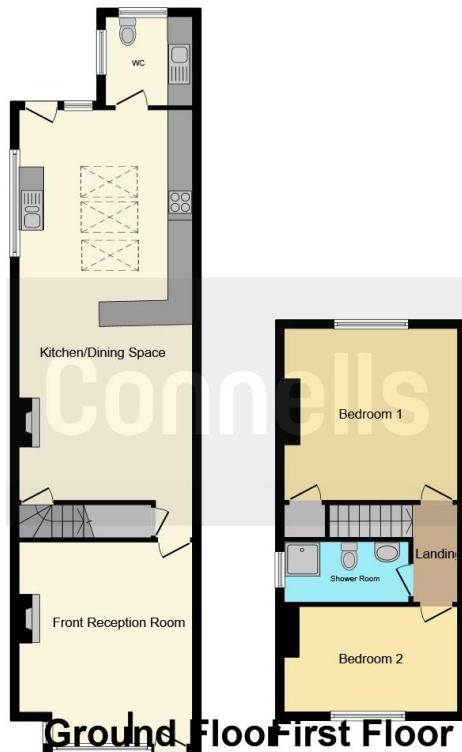
Garage

Situation at the rear of the Garden and accessed via a side access road the Garage has an up and over door to the rear and single wooden door to the garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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Property Ref: SCO310062 - 0005