



Connells

Riland Road
Sutton Coldfield



Property Description

****RECENTLY REDUCED**MOTIVATED VENDOR** VIEWING EVENT SATURDAY 20TH JULY- CALL TO BOOK**** A two double bedroom Victorian end terrace home located with easy access to Sutton Coldfield town centre, Train Station, Good Hope Hospital and Rectory Park. The property is offered with NO UPWARD CHAIN. Located in a good school catchment area. The property comprises entrance door giving access into a lounge with access into a secondary reception with open plan extended fitted kitchen with breakfast room style conservatory at the end. There are two good sized bedrooms and an impressive first floor bathroom along with fully boarded, plastered and carpeted loft space. Viewing is highly advised.

Entrance Door

Having single glazed door giving access into the lounge and having window over the door.

Lounge

11' 4" MAX x 10' 1" EXCLUDING THE BAY (3.45m MAX x 3.07m EXCLUDING THE BAY)

Having double glazed bay window to the front, radiator to wall, feature cast iron fire place, doors give access into the dining room and door to useful under stairs storage cupboard.

Dining Room

11' 4" MAX x 12' 2" TO EXCLUDE THE KITCHEN (3.45m MAX x 3.71m TO EXCLUDE THE KITCHEN)

Having radiator to wall, double glazed French doors leading out to the garden, feature fire surround, stairs lead to the first floor landing and open access into the refitted kitchen

Refitted Kitchen

13' 8" x 6' 6" (4.17m x 1.98m)

A modern refitted kitchen having fitted base units with work surfaces over, tiled splash back, fitted matching wall units, single glazed window to the side, stainless steel circular sink and drainer unit with mixer tap over, integrate electric oven, integrated electric hob with built in cooker hood, integrated washing machine and integrated dishwasher, integrated fridge and integrated freezer, laminate flooring and open access into the conservatory style breakfast room.

Conservatory / Breakfast Room

10' 4" x 6' 3" (3.15m x 1.91m)

Having double glazed French doors to the rear, two wall light fittings and laminate flooring.

First Floor Landing

Having radiator to wall, doors off to the two bedroom and the bathroom. We have been advised the loft has been fully boarded, plastered and carpeted.

Bedroom One

11' 5" MAX x 11' 3" (3.48m MAX x 3.43m)

Having double glazed window to the front, radiator to wall, built in wardrobe, loft access to fully carpeted loft, stripped and varnish wooden flooring.

Bedroom Two

12' 5" x 8' 4" (3.78m x 2.54m)

Having double glazed window to the rear and radiator to wall.

Family Bathroom

An impressive family bathroom, having paneled bath with mixer tap over and rainfall and hand held shower over bath low level flush WC, wash hand basin, spotlights to ceiling, radiator to wall and frosted single glazed window to the rear.

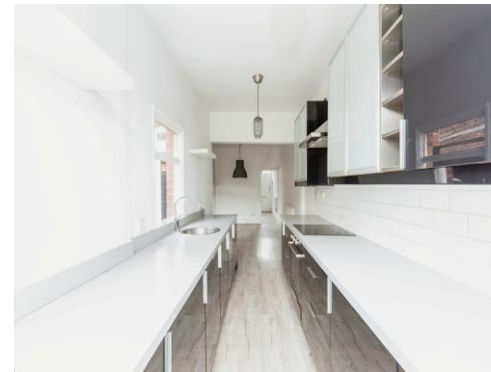
Outside

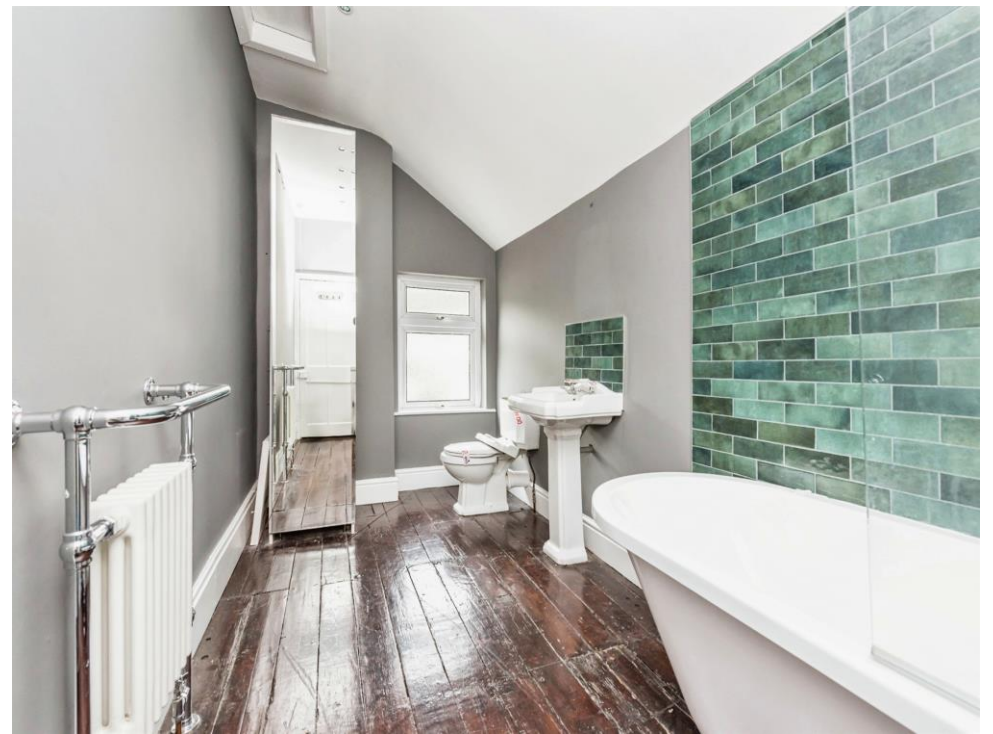
Front

Having buffer garden to the front with pathway leading to the front of the property.

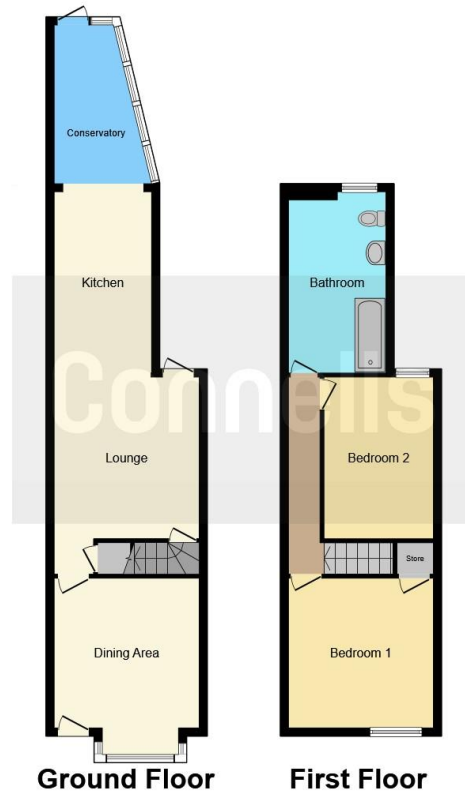
Rear Garden

Being a good sided rear garden, being a low maintenance, having decked area and fencing to perimeter.









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: SCO309663 - 0005