



**Connells**

Riland Road  
Sutton Coldfield





## Property Description

**\*\*RECENTLY REDUCED\*\*MOTIVATED VENDOR\*\*** \* 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 12' 10" Including the walk in bay ( 3.45m MAX x 3.91m Including the walk in bay )

Having double glazed walk in bay window to the front, radiator to wall, feature cast iron fire place, door gives access into the dining room.

### Dining Room Area

11' 4" MAX x 12' 2" plus door recess,excl walkway ( 3.45m MAX x 3.71m plus door recess,excl walkway )

Door off to understairs storage cupboard, radiator to wall, double glazed French door

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 with mixer tap over, integrated 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

9' 11" x 7' max point ( 3.02m x 2.13m max point )

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 bedrooms and the bathroom.

### 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' 2" ( 3.78m x 2.49m )

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

## Family Bathroom

An impressive family bathroom, having free standing 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 double glazed window to the rear.

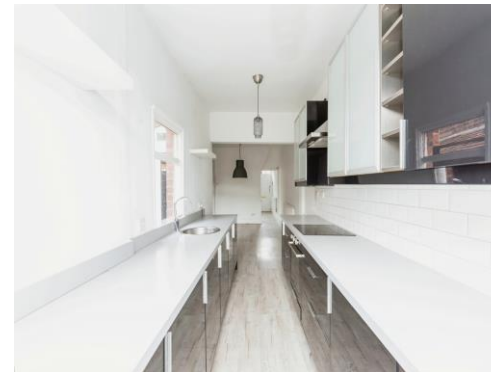
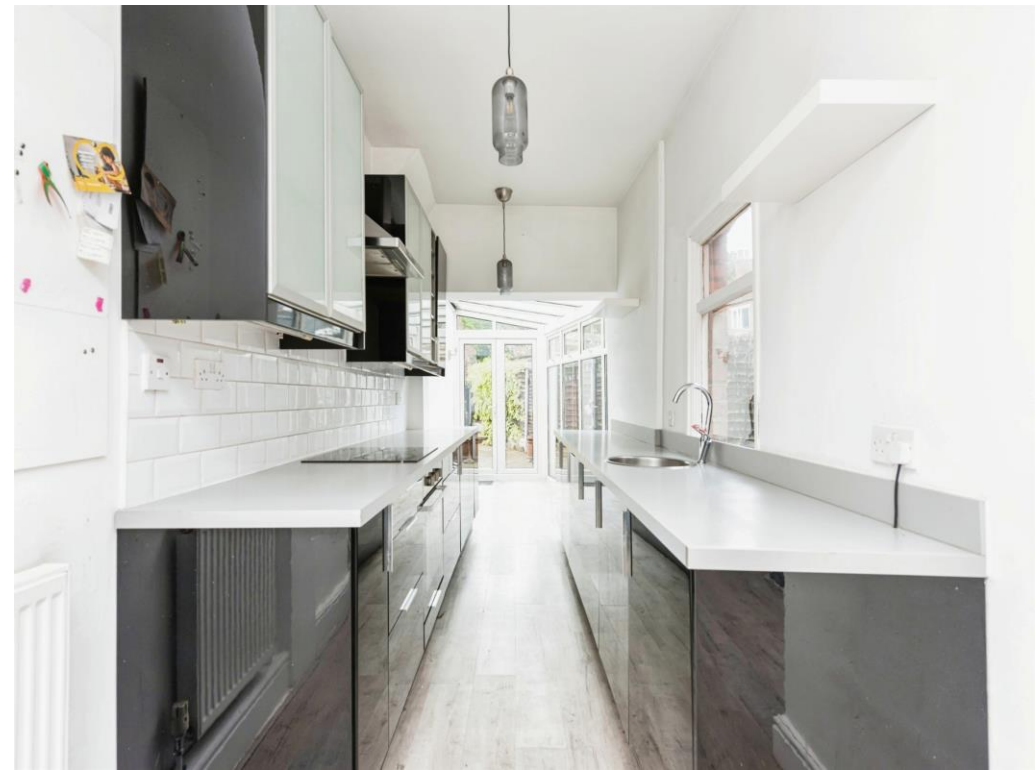
## Outside

### 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.



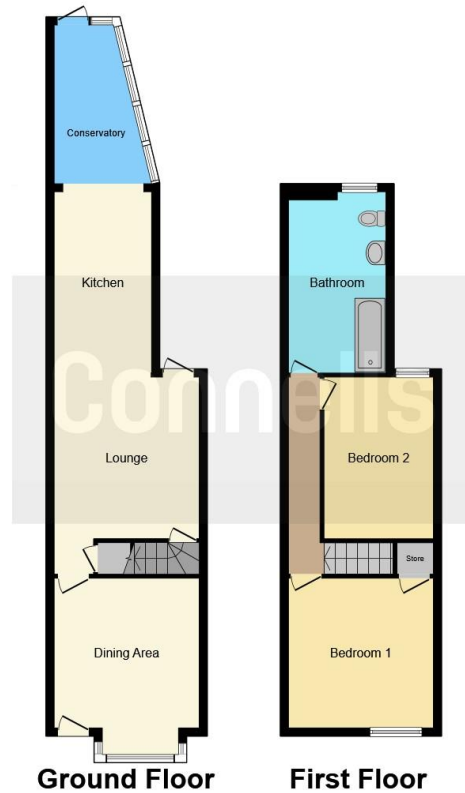












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**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

**EPC Rating: E**

Tenure: Freehold

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