



Connells

Riland Road
Sutton Coldfield



Property Description

An immaculately presented 2 double bedroom Victorian mid-terraced home located close to the heart of Sutton Town Centre and close to main rail and road transport links. Close to Rectory Park, Royal Sutton Park and Good Hope Hospital. Having entrance porch with entrance door into a welcoming lounge, separate dining/sitting room, good sized refitted kitchen, 2 first floor double bedrooms and a great sized family bathroom. There is front buffer garden and a well presented rear garden.

Entrance Porch

Having single glazed doors giving access into entrance porch area with gas meter outside in the front garden, door gives access into the family lounge.

Lounge

13' 10" TO INCLUDE THE BAY x 11' MAX (4.22m TO INCLUDE THE BAY x 3.35m MAX)

Having walk-in bay window to the front, radiator to wall, TV aerial point, original feature wooden fire surround with open fire facility, coving to ceiling, laminate flooring and door giving access into the dining / sitting room.

Dining Room / Sitting Room

12' EXCLUDEING THE WALKWAY x 11' MAX TO THE RECESS (3.66m EXCLUDEING THE WALKWAY x 3.35m MAX TO THE RECESS)

Having double glazed window to the rear, original feature fire place with cast iron fire facility, radiator to wall, laminate flooring, door

gives access to the stairs which lead to the first floor landing, access to the kitchen and door off to useful under stairs storage cupboard.

Fitted Kitchen

13' 3" PLUS THE DOOR RECESS x 6' 5" (4.04m PLUS THE DOOR RECESS x 1.96m)

Briefly comprising a modern refitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, two double glazed windows to the side, 1 & 1/2 bowl, stainless steel sink and drainer unit with mixer tap over, cupboards under. Integrated double electric oven, integrated gas hob and built-in cooker hood with extractor fan, integrated washing machine, integrated dishwasher and stainless steel splash back, space for a fridge freezer, radiator to wall, spotlights to ceiling and door gives access into the rear garden.

First Floor Landing

Having doors off to the two bedrooms and the family bathroom.

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

Having double glazed window to the front, radiator to wall, TV aerial point, laminate flooring, door to useful storage cupboard / wardrobe, coving to ceiling and original feature cast iron fire place.

Bedroom Two

12' 2" x 7' 11" (3.71m x 2.41m)

Having double glazed window to the rear, radiator to wall, TV aerial point and laminate flooring.

Family Shower Room

Having bath with shower over the bath area, low level flush WC, wall mounted wash hand basin with mixer tap over, radiator to wall, extractor fan, spotlights to ceiling, storage cupboard to the wall, housing a wall mounted central heating boiler and providing storage and frosted double glazed window to the rear.

Outside Front

Having walkway to the front of the property and a small front buffer garden.

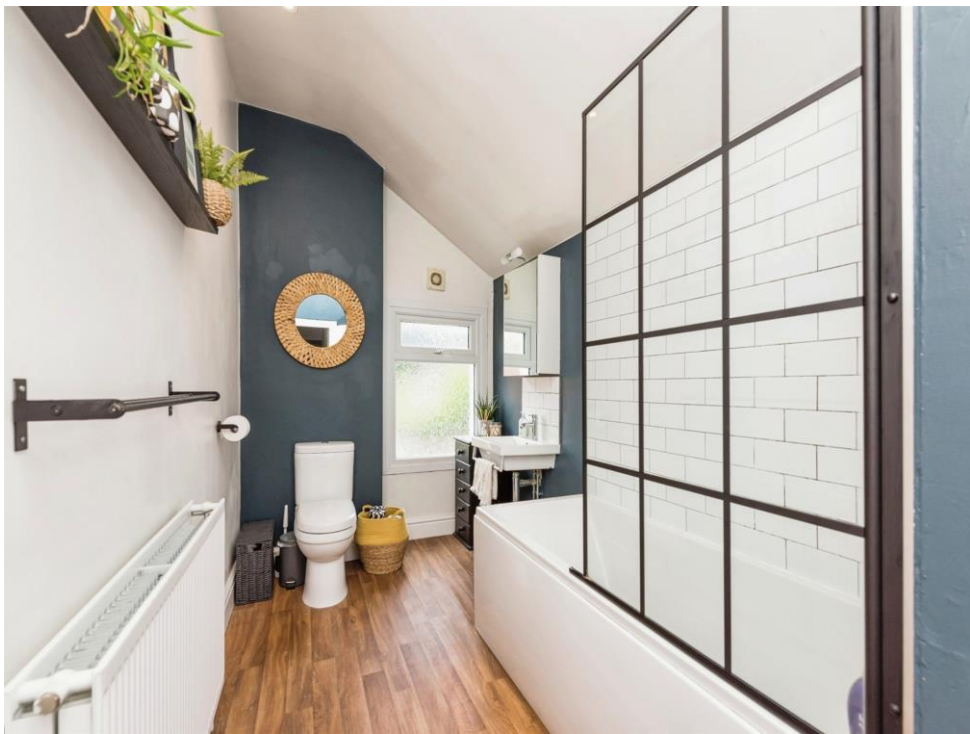
Rear Garden

Being a good sized south facing rear garden with outside tap, gated access area to the front, planted borders, fencing to the side and outhouse storage.

Agency Note

Paid parking space assigned to 61 behind the house that is not part of the house sale but is paid annually. Currently paid up to May 2025.









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: D

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Tenure: Freehold



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