



Connells

Riland Grove
Sutton Coldfield

Riland Grove Sutton Coldfield B75 7AW

for sale offers in the region of
£220,000



Property Description

A 2/3 bedroom Victorian mid terraced home located close to the heart of Sutton Town Centre. Offered with no upward chain. In an excellent school catchment area for primary or senior schools. Close to Sutton Coldfield Train Station, Good Hope Hospital and Rectory Park. Having front and rear reception rooms, refitted kitchen and a ground floor bathroom. The property has a front and rear garden. central heating and mainly double glazing.

Entrance Door

Door gives access into the Lounge.

Dining Room

11' 1" max x 10' 10" (3.38m max x 3.30m)

Having double glazed window to the front, radiator to wall. telephone point, cupboard to the wall housing the electric meter, cupboard to the recess housing the gas meter, laminate floor. Door gives access to the rear sitting room.

Sitting Room

11' 11" plus door recess x 11' 2" (3.63m plus door recess x 3.40m)

Having double glazed window to the rear, TV aerial point, radiator, feature fireplace with cast iron inset and hearth, doorway to the Kitchen and stairs to the first floor landing.

Fitted Kitchen

9' 11" x 6' 5" (3.02m x 1.96m)

Comprising a modern fitted kitchen with fitted

base units and roll edge work surfaces over, fitted matching wall units, gas cooker point, space for a fridge freezer, built in cooker hood, tiled floor, stainless steel sink and drainer unit with mixer tap over. Double glazed window to the side. Access to an inner hallway with access to the ground floor bathroom. Door to the rear garden.

First Floor Landing

Having doors off to the 2 bedrooms,

Bedroom 1

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

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

Bedroom 2

11' 2" max x 11' 1" (3.40m max x 3.38m)

Having double glazed window to the rear and radiator to wall. Door to the storage cupboard and door to the Bedroom 3/Office.

Bedroom 3/Office

9' 10" max x 6' 6" (3.00m max x 1.98m)

Double glazed window to the rear and door housing the wall mounted central heating boiler.

Ground Floor Bathroom

Having paneled bath, low level flush WC. wash hand basin with cupboard under, work surface with space and plumbing for a washing machine, part tiling to walls and frosted double glazed window to the side.

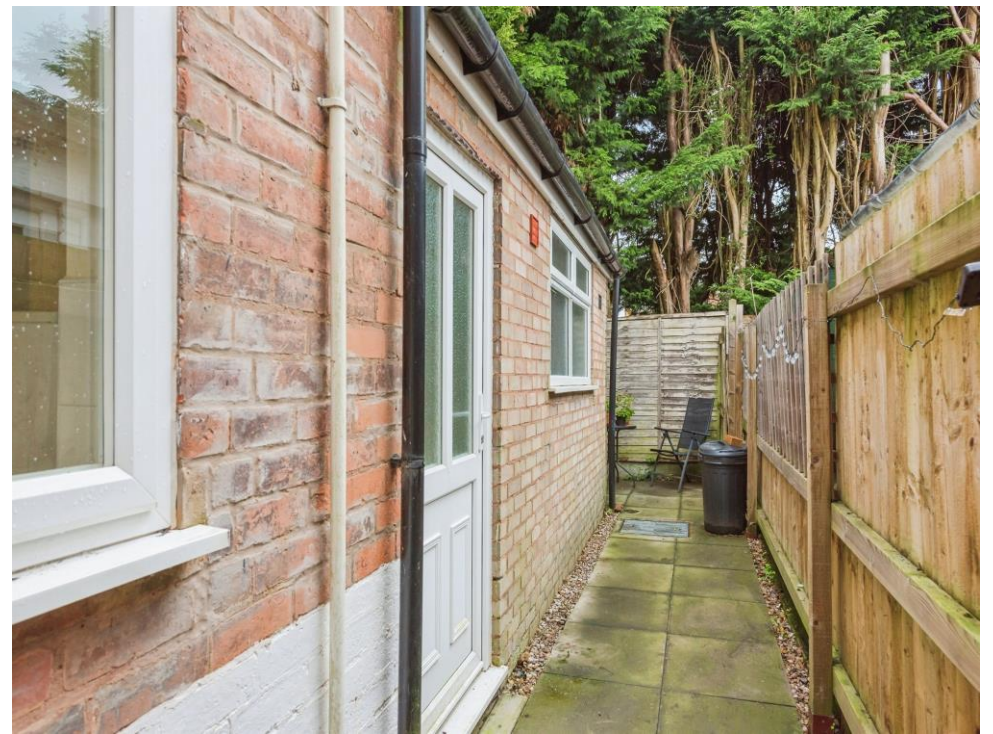
Front

Pathway leading to the front of the property.
Garden area.

Rear Garden

Being a low maintenance rear garden with
patio area and outside tap. Gated access to
the rear.









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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Tenure: Freehold

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