



Connells

Riland Road
Sutton Coldfield



Property Description

A lovingly presented 3-bedroom period property with stunning original features and fantastic living space. With two good size reception rooms, an extended kitchen dining space and private main bedroom, this property offers modern family living with a splash of historic values. One of the main features of the property is the gated access directly onto Rectory Park, perfect for the family dog. Ideally located in the heart of Sutton Coldfield, being within 0.2 miles of Good Hope Hospital and a short distance to the Town Centre and local amenities. Also featuring a good sized driveway and great rear garden with ample storage space.

Entrance Hall

Having downstairs cupboard, radiator to wall. Door leads into the dining room, door leads into the lounge

Dining Room

11' 11" x 10' 1" plus the bay window (3.63m x 3.07m plus the bay window)

Having front facing window overlooking the driveway, radiator to wall and stairs lead to first floor landing

Lounge

13' 6" x 11' 11" (4.11m x 3.63m)

Having rear facing window overlooking the garden, chimney breast and radiator to wall. Door leads to kitchen.

Open Plan Kitchen/Diner

31' x 6' 8" (9.45m x 2.03m)

A fully integrated kitchen with six ring gas hob and gas oven with filter hood over, integrated fridge/freezer, plus space for an additional fridge/freezer, laminate work surfaces, space for a dishwasher, space for a washing machine, space for a dining table, two radiators to wall and French doors lead to garden.

First Floor Landing

Doors lead to bedrooms 2, 3 and family bathroom.

Bedroom 2

12' x 10' 5" (3.66m x 3.17m)

Rear facing window overlooking the rear garden, built-in cupboard with spotlight in-situ and radiator to wall.

Bedroom 3

13' 6" x 8' 5" (4.11m x 2.57m)

Two front facing windows overlooking the front driveway, radiator to wall and space for a free-standing wardrobe.

Family Bathroom

Comprising a corner walk-in shower cubicle with rainfall shower facility, free standing bathtub, low level flush WC, hand wash basin, towel warmer radiator to wall, tiled floor and spotlights to ceiling.

2nd Floor Landing

Door leads to master bedroom (loft conversion)

Master Bedroom

19' 11" x 11' 11" (6.07m x 3.63m)

This room is a loft conversion, rear facing, having built-in wardrobes, radiator to wall, spotlights to ceiling and excellent storage space

Outside

Front

Having a block paved front driveway offering ample off-road parking.

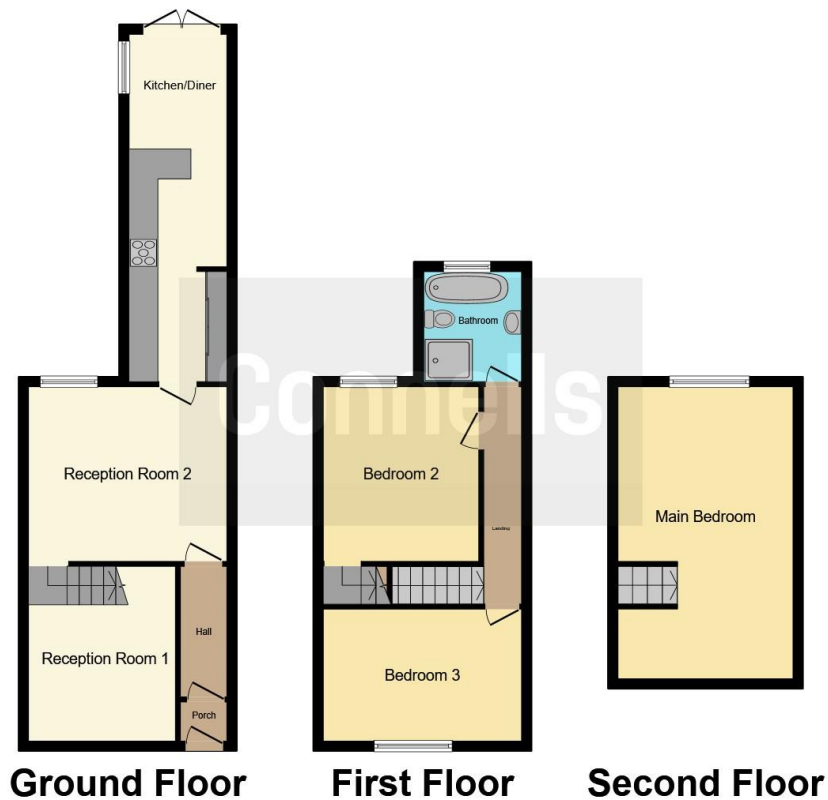
Rear Garden

Being mostly laid to lawn with patio area, rear gate leads onto Rectory Park.









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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 Band: B

Tenure: Freehold

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