



Connells

Riland Road
Sutton Coldfield



Property Description

A well located 2 double bedroom Victorian mid-terraced home set close to heart of Sutton Town Centre. Close to Rectory Park, Good Hope Hospital & Sutton Coldfield Train Station. Offered with NO CHAIN. Ideal first time buyer or Investment buy to let purchase. Having lounge, dining room, GF bathroom with bath with shower over, There is a pleasant rear garden. Mainly double glazed and central heating. VIEWING ESSENTIAL

Entrance Door

Door gives access to the Sitting/Dining Room.

Sitting/Dining Room

13' includes bay x 11' 2" includes recess (3.96m includes bay x 3.40m includes recess)
Having double glazed walk in bay window to the front, radiator, feature cast iron fireplace, spotlights to ceiling and cupboard to wall housing the gas meter.

Lounge

12' 1" plus recess x 11' 2" (3.68m plus recess x 3.40m)

Having double glazed window to the rear, radiator to wall, feature fireplace, spotlights, door to Kitchen and door to stairs leading to the first floor landing.

Fitted Kitchen

9' 11" x 6' 4" plus door recess (3.02m x 1.93m plus door recess)

Comprising a modern fitted kitchen having

fitted base units with work surfaces over, fitted matching wall units, double glazed window to the side, single glazed door gives access to the rear garden, radiator, laminate floor, space and plumbing for a washing machine, space for an under counter fridge. Access to the inner hall.

Inner Hall

Having power point and door gives access to the ground floor bathroom.

Ground Floor Bathroom

Comprising a 3 piece white bathroom suite having paneled bath with mixer tap over, low level flush WC, wash hand basin, frosted double glazed window to the side, full tiling to walls and floor tiling, extractor fan and radiator to wall.

First Floor Landing

Having doors off to the 2 bedrooms.

Bedroom 1

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

Having 2 double glazed windows to the front and radiator to wall.

Bedroom 2

11' 1" x 12' 3" (3.38m x 3.73m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and recessed area providing good storage

area.

Outside

Front Garden

Buffer garden to the front with pathway leading to the front door.

Rear Garden

A pleasant rear garden with patio area, garden to lawn, planted border to side, outside tap and fencing to the sides and 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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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