



Connells

Riland Road
Sutton Coldfield



Property Description

An immaculately presented and characterful two bedroom Victorian mid-terraced home, located close to the heart of Sutton Coldfield town centre with easy access to Sutton Coldfield train station, Rectory Park, Good Hope Hospital and Newhall Valley Country Walk. The home has the unique benefit of a driveway to the front of the property and a good sized landscaped rear garden. The accommodation comprises an entrance vestibule and entrance hallway, there is a family lounge to the rear with feature fireplace and a sitting room/office to the front with feature fireplace. There is a modern refitted kitchen, on the first floor landing there are two double bedrooms and a recently refitted modern high specification family bathroom. The property benefits from having central heating and double glazing and some retaining character features.

Entrance

Entrance door giving access into the entrance vestibule area.

Entrance Vestibule

Having an inner single glazed door giving access into the reception hall.

Reception Hallway

Having radiator to wall, Minton tiled flooring, stairs leading to the first floor landing, doors give access into the front and rear reception rooms.

Front Reception Room

14' 5" to include the bay x 18' 3" maximum (4.39m to include the bay x 5.56m maximum)

Presently used as a study, having double glazed walk-in bay window to the front, radiator to wall, laminate flooring, feature cast iron fireplace, telephone point and cupboard to wall housing the gas meter.

Family Lounge

12' 3" x 11' 7" maximum (3.73m x 3.53m maximum)

Having double glazed window to the rear overlooking the rear garden, feature open fire facility, radiator to wall, three wall light fittings, feature cast iron fireplace, laminate flooring and open recess to understairs storage and display area.

Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the side, sink and drainer unit with mixer tap over, cupboards under, electric cooker point, built-in cooker hood and extractor fan, space and plumbing for a washing machine and space for a dishwasher, space for a fridge/freezer, double glazed door gives access into the rear garden, wall mounted central heating boiler to wall and quarry tile flooring.

First Floor Landing

Being an L shaped first floor landing. Having doors off to the two bedrooms and the family bathroom. Loft access of which the vendor advises is a boarded out loft.

Bedroom 1

11' 8" x 11' 11" (3.56m x 3.63m)

Having two double glazed windows to the front, radiator to wall, decorative coving to ceiling, ceiling rose and feature cast iron fireplace.

Bedroom 2

9' 8" x 8' 8" (2.95m x 2.64m)

Having double glazed windows to the rear overlooking the rear garden, radiator to wall, feature cast iron fireplace and laminate flooring.

Family Bathroom

11' 9" x 6' 9" (3.58m x 2.06m)

Briefly comprising a high specification refitted family bathroom, having P shaped panelled bath with shower over bath with rainfall and hand-held facility, wall mounted wash hand basin with cupboard under, low level flush WC, wall mounted heated towel rail radiator to wall, sunken spotlights to ceiling, wall mounted storage unit and double glazed window to the rear.

Outside Front

Having driveway to the front providing off-road parking.

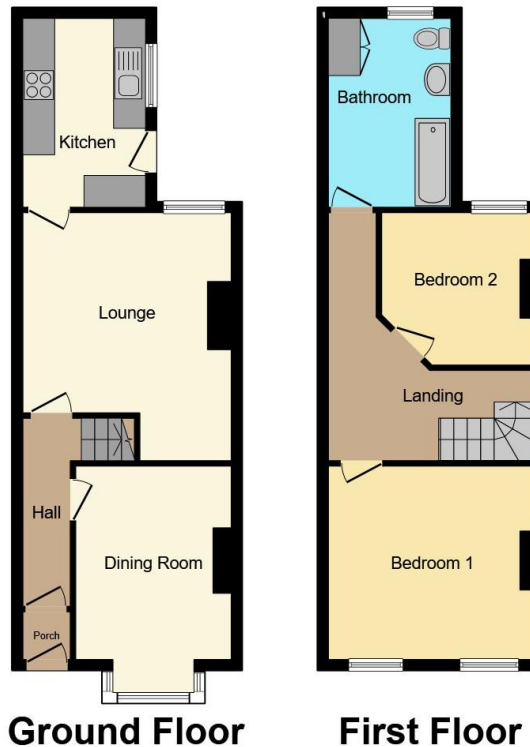
Rear Garden

Being a good sized rear garden with garden laid to lawn, pathway leading to the bottom of the garden, fencing to the side and rear, planted borders, two brick built storage outhouses providing excellent storage space.









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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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