



Connells

Riland Avenue
Sutton Coldfield



Property Description

A well presented and characterful two double bedroom Victorian mid-terraced home located in Riland Avenue, close to the heart of Sutton town centre, with easy access to Sutton Coldfield train station, Rectory Park, Good Hope Hospital and in good school catchments. In excellent characterful order, having lounge and separate sitting room, modern refitted kitchen, two double bedrooms a first floor refitted shower room and a ground floor guest WC. Low maintenance front and rear gardens, central heating and mainly double glazing. Having the benefit of an ongoing rental agreement with a landowner for an allocated parking space on land off of Riland Road. The vendor will pay for the parking space up until and including the 31 March 2027.

Entrance Door

The entrance door leads into the front reception room.

Front Reception Room

10' 11" maximum x 11' 2" (3.33m maximum x 3.40m)

Having double glazed window to the front, radiator to wall, telephone point, TV aerial point, cupboard to wall housing the gas and electricity meter and oak wooden flooring. Doorway gives access into the rear reception room.



Rear Reception Room

15' 1" maximum to include the recess x 10' 10" (4.60m maximum to include the recess x 3.30m)

Having double glazed French doors opening out onto the rear garden, radiator to wall, TV aerial point, useful understairs storage cupboard, wooden oak flooring and open access to the staircase which leads to the first floor landing and open access to the refitted kitchen.

Refitted Kitchen

14' 1" x 5' (4.29m x 1.52m)

Being a modern refitted galley-style kitchen, having fitted kitchen with fitted base units with roll edge work surfaces over and fitted matching wall units, two double glazed windows to the side, stainless sink and drainer unit with mixer tap over, integrated electric oven, integrated electric hob and built-in cooker hood with extractor fan, space for an undercounter fridge, spotlights to ceiling, oak wooden flooring and door gives access into a utility area.

Utility Area

Having space and plumbing for a washing machine and housing the wall mounted central heating boiler, door gives access to a guest WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin, extractor fan, frosted double glazed window to the side and wall mounted heated radiator.

First Floor Landing

Having loft access, doors off to the two bedrooms and the refitted shower room.

Bedroom 1

11' 3" x 11' maximum (3.43m x 3.35m maximum)

Having double glazed window to the front, radiator to wall and TV aerial point.

Bedroom 2

11' x 6' 10" (3.35m x 2.08m)

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

Family Shower Room

Being a refitted shower room, having double shower cubicle with shower over, low level flush WC, pedestal wash hand basin, extractor fan, spotlights, wall mounted radiator to wall, full tiling to walls and tiled flooring.

Outside

Front

Having buffer garden to the front with pathway leading to the front of the property and seating area.

Rear Garden

Being a low maintenance rear garden with paving, steps up, gravelled area, fencing to perimeter and gated access to the front.

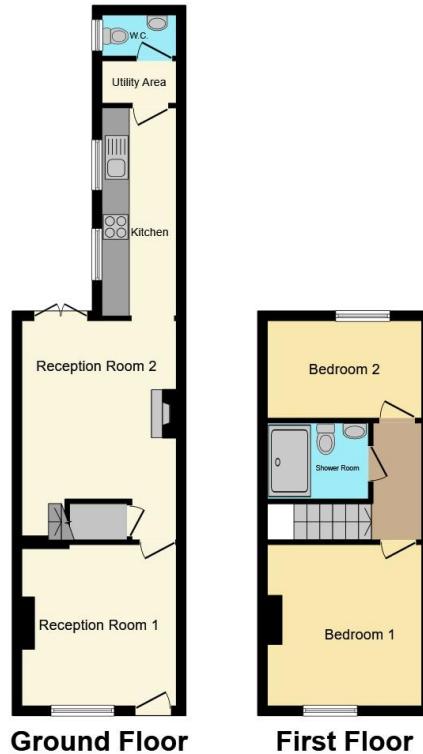
Agents Note:

The vendor of this property benefits from an on-going rental agreement for one allocated parking space on land to the rear of Riland Road. This is an on-going rental agreement with the owner of the land. The seller of this property is prepared to pay the annual charge up to and including the 31 March 2027 and will request of the owner the ability to for any potential purchaser to take on this rental agreement of the parking space.









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.propertybox.io

Connells

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

[view this property online](http://www.connells.co.uk/Property/SCO311155) [connells.co.uk/Property/SCO311155](http://www.connells.co.uk/Property/SCO311155)



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