



Ryton Close,  
Sutton Coldfield, B73 6ED

**£240,000**



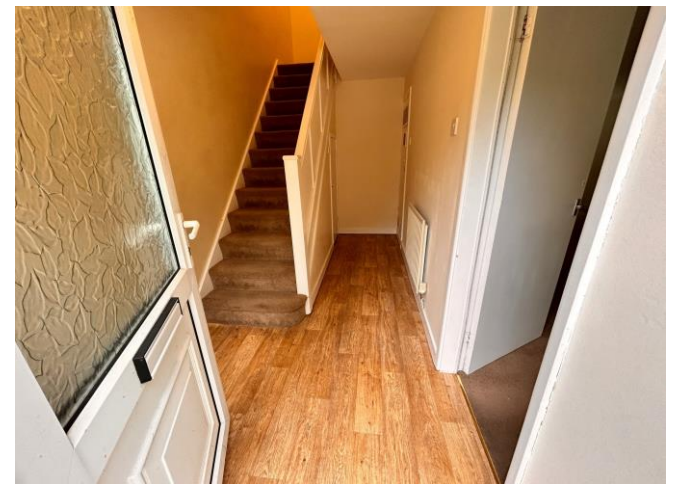
£240,000



This well-presented modern style three bed town house occupies an enviable position set close to Sutton Park and within close proximity of the town centre and railway station. Internal inspection reveals a welcoming reception hall, contemporary lounge/dining room and a fitted kitchen.

Stairs lead from the reception hall to the first floor landing where there are three bedrooms and a family bathroom.

With the added benefit of no upward chain, the property enjoys access to communal gardens and a garage en-block and must be viewed at the earliest opportunity in order to avoid disappointment.







## Property Specification

SUPERBLY LOCATED TOWN HOUSE  
THREE BEDROOMS  
NO ONWARD CHAIN  
CLOSE PROXIMITY TO TOWN CENTRE AMENITIES  
SUPERIOR LOCAL TRANSPORT LINKS

Hall

Store

Lounge/Dining Room 6.86m (22'6") x 4.14m (13'7")

Kitchen 2.83m (9'3") x 2.64m (8'8")

Landing

Bedroom 1 3.40m (11'2") x 3.36m (11')

Bedroom 2 4.06m (13'4") x 2.69m (8'10")

Bedroom 3 2.56m (8'5") x 2.26m (7'5") max

Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 28th May 2024

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

Map Location

