



Riland Grove,
Sutton Coldfield, B75 7AW

£205,000

Sutton Coldfield

£205,000



Located in the heart of Sutton Coldfield Town Centre, boasting of an array of potential. Riland Grove is the perfect home for convenience, being a minutes' walk from Good Hope Hospital and Sutton Shopping Centre.

Approached via a paved pathway alongside your front garden and entered through a secure front door. Upon entry, you are welcomed by a good-sized front living room with a bay window and heater. Heading through to the second reception room, this large room is great as a dining room and has a storage cupboard under the stairs. The family kitchen offers an array of wall and base units with plenty of countertop space, sink with side drainer, gas hob and oven and space for suitable appliances.

Heading upstairs to the first floor you are presented with two double bedrooms, the back bedroom offering plenty of built-in wardrobe space.

Externally, the home has a private, low maintenance rear garden which is fully paved.

This home is offered to the market with the added benefit of no onward chain.





Property Specification

TWO BEDROOM END TERRACE
TWO RECEPTION ROOMS
EXCELLENT LOCATION - CLOSE TO GOOD HOPE HOSPITAL
AND SUTTON COLDFIELD SHOPPING CENTER
OPPORTUNITY TO ADD VALUE OR PUT YOUR OWN STAMP
ON IT

Lounge 3.50m (11'6") x 3.50m (11'6")

Dining Room 5.69m (18'8") x 3.50m (11'6")

Kitchen 3.00m (9'10") x 1.90m (6'3")

Bathroom 2.20m (7'3") x 1.90m (6'3")

Bedroom 1 3.50m (11'6") x 3.50m (11'6")

Bedroom 2 4.55m (14'11") max x 3.50m (11'6")

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: 3rd September 2024

Viewer's Note:

Services connected: water, gas, electric and drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

Map Location

