



The Riddings,
Sutton Coldfield, B76 1RW

Offers in the Region Of £265,000

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CORNER PLOT POSITIONING | GARAGE | POPULAR LOCATION

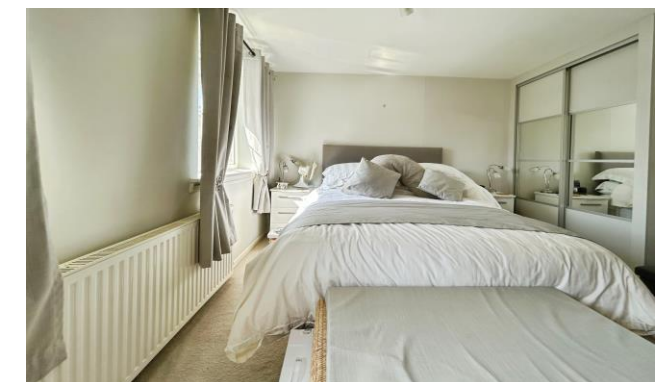
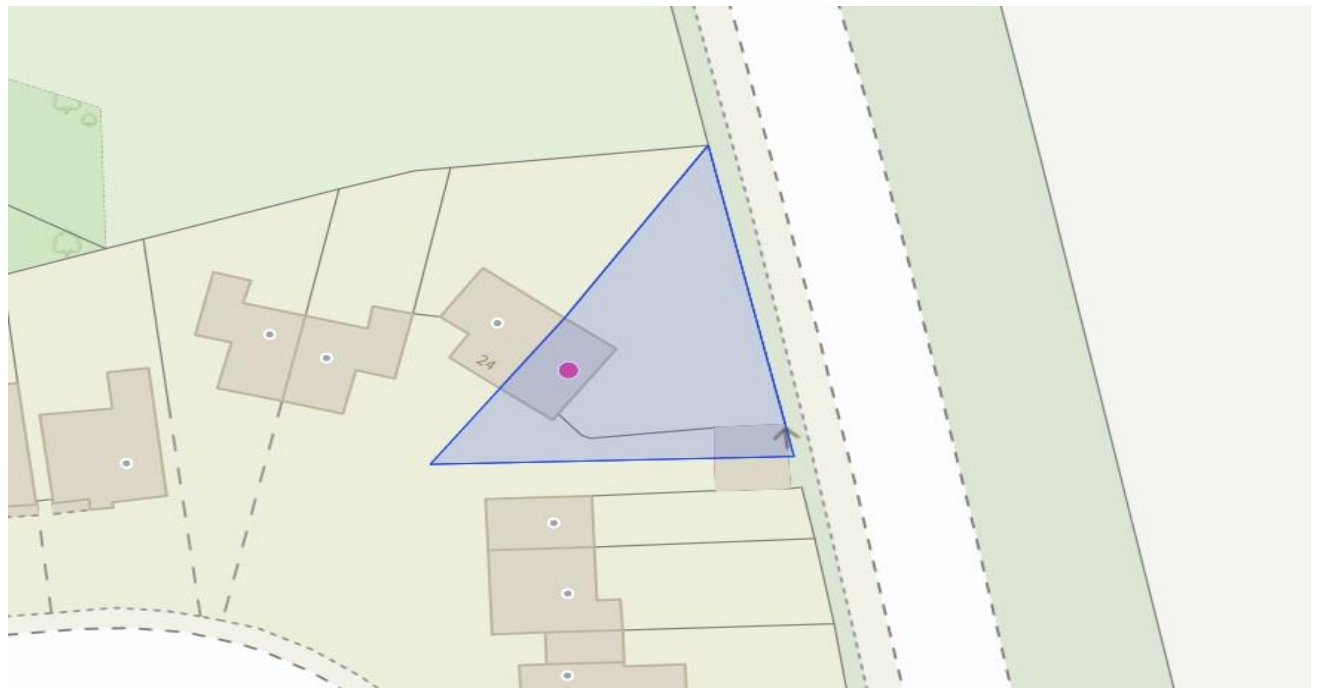
Rarely available, this is a superb modern styled property that is beautifully positioned on The Riddings in the heart of Walmley.

Occupying a shared driveway the interiors benefit from both double glazing and gas central heating and offer an entrance hall, lounge with feature fireplace and door into a dining kitchen, the kitchen area has a range of drawer, base and eye level cupboards and the dining area has double opening doors out to the garden.

To the first floor is a landing space with door into the boiler/storage cupboard and access to two excellent double bedrooms and a bathroom with white suite.

Outside is a lawn, parking space and access to a garage with roller shutter to front. To the rear this property really does come alive with a larger than average well manicured garden with patio, very large lawn and planted trees and shrubs.

This property needs to be viewed to appreciate the size of plot, location and accommodation on offer.





Property Specification

A SUPERB MODERN STYLED PROPERTY
ENTRANCE HALL
LIVING ROOM
DINING KITCHEN
MASTER BEDROOM WITH FITTED WARDROBE

Lounge 13' 4" x 10' 2" (4.06m x 3.10m)

Kitchen/Diner 13' 5" x 9' 3" (4.09m x 2.82m)

Bedroom One 13' 3" x 9' 5" (4.04m x 2.87m)

Bedroom Two 11' 2" x 6' 8" (3.40m x 2.03m)

Bathroom 6' 3" x 6' 2" (1.90m x 1.88m)

Garage 16' 0" x 8' 2" (4.87m x 2.49m)



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: 11th April 2025

Viewer's Note:

Services connected: Gas, electric, water and drainage

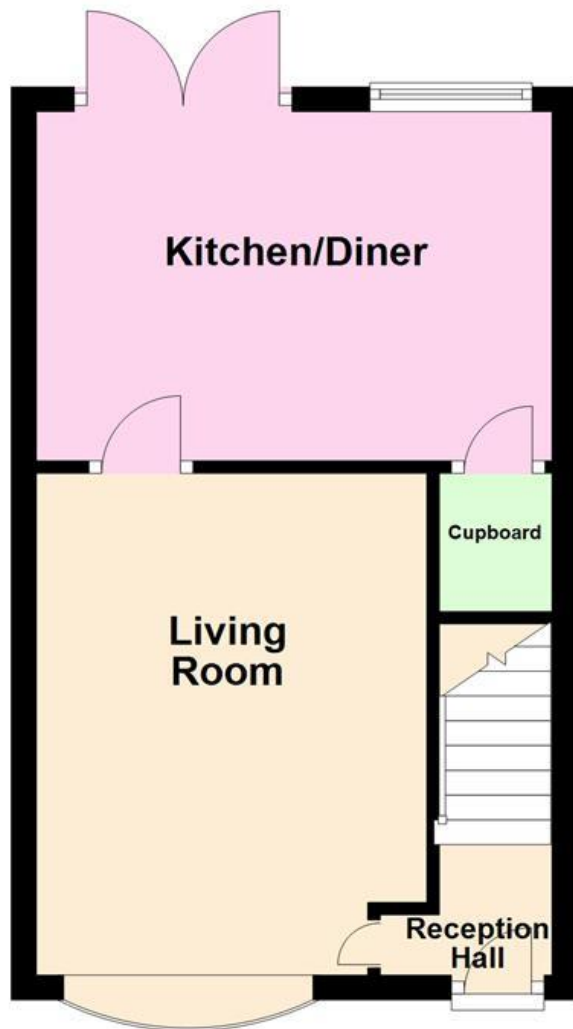
Council tax band: C

Tenure: Freehold

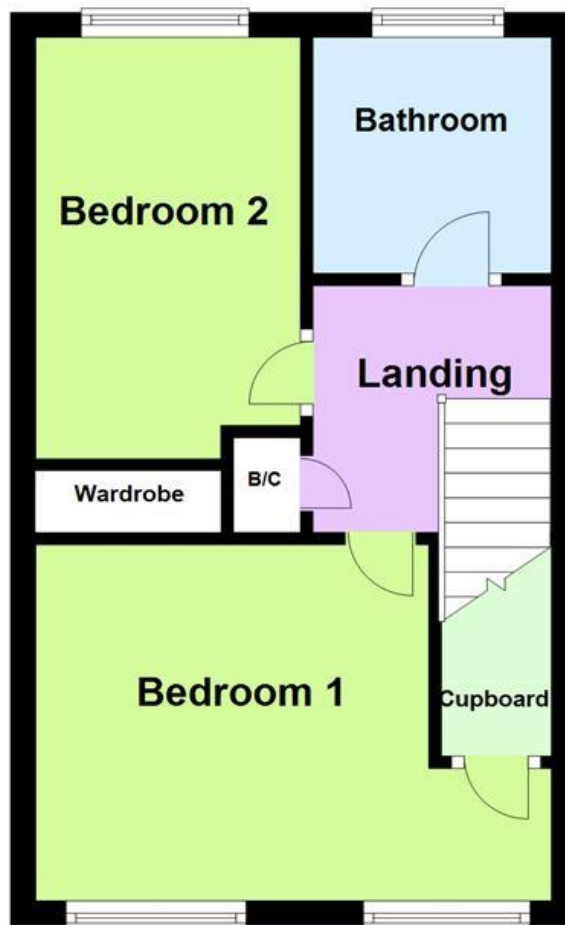
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

