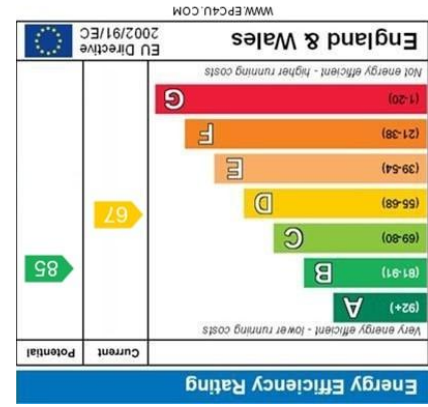


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

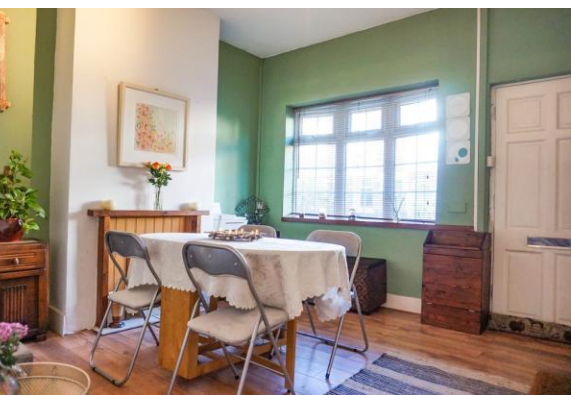
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Sutton Coldfield | 0121 355 8828



- Highly Sought After Town Centre Location
- 2 Formal Reception Rooms
- Fitted Kitchen
- Bathroom
- 2 Great Sized Bedrooms
- Master With En Suite Shower

Riland Avenue, Sutton Coldfield, B75 7AG

£220,000





## Property Description

\*\*\*DRAFT SALES DETAILS AWQAITING APPROVAL BY VENDOR\*\*\*

Green and Company are delighted to offer to the market this superb 2 bedroom period home situated within a highly sought after Town Centre location just off Riland Road. Being ideally placed for many well reputed schools for children of all ages, 3 minutes from Good Hope Hospital, 10 minutes from Sutton Park and offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre all of which are on the doorstep. Internally there are 2 great sized reception rooms, a fitted kitchen and shower room, on the first floor there are 2 bedrooms the master has an en suite shower room and to complete the home there is a private courtyard garden and parking to the rear.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**Dining Room** 11' 02" x 12' 02" (3.4m x 3.71m) A lovely sized dining room with a window to the front aspect, a feature fire surround as the focal point, radiator, wood effect flooring, leading in to the lounge with a useful understairs storage cupboard.

**Lounge** 11' 02" x 11' 02" (3.4m x 3.4m) Having a window to the rear, a staircase to the first floor, radiator, wood effect flooring and a door to the kitchen.

**Kitchen** 06' 06" x 12' 05" (1.98m x 3.78m) To include a comprehensive range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob, sink and drainer unit, 2 side facing windows, a recess with a side door and space for a washing machine and a door to the shower room.



**Shower Room** A matching white suite with a double width walk in shower cubicle, integrated vanity storage with wash hand basin, low level WC, a window to the side and radiator.

From the lounge a stair case rises to the first floor with access to:

**Bedroom 1** 11' 02" x 12' 02" (3.4m x 3.71m) A large master bedroom with a window to the rear, radiator and a door to the en suite shower room.

**En Suite Shower Room** Having a walk in shower cubicle, wash hand basin and WC.

**Bedroom 2** 11' 02" x 11' 02" (3.4m x 3.4m) Having a window to the front and radiator.

To the rear of the home there is a private courtyard garden with fenced boundaries.

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 355 8828

